

**CITY OF SOLVANG
PLANNING COMMISSION**

MEETING AGENDA

Monday, February 6, 2011 7:00 P.M.
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Members: Day Yeager, Chair; Kathi Hopkins, Vice-Chair;
Aaron Petersen, Heather Lopes, Jennifer Sorensen

Staff: Arleen T. Pelster, Planning & Economic Development Director
Dave Fleishman, Assistant City Attorney
Lisa S. Martin, Associate Planner

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

- A.** Selection of Planning Commission Chair and Vice-Chair
- B.** PUBLIC COMMENT: Requests from the public to speak to the Commission on matters not on the agenda.
- C.** Requests for continuance, withdrawals, or addition of ex-agenda items
- D.** Approval of Minutes:
December 5, 2011 – Regular Planning Commission Meeting

2. ORDINANCE AMENDMENT REVIEW:

- A.** Review of proposed revisions to the Sign Regulations, Title 11, Chapter 13 of the Solvang City Code.

3. PLANNING COMMISSIONERS' COMMENTS

4. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR'S COMMENTS

(Oral reports only/no written materials provided in packet)

5. ADJOURNMENT

**CITY OF SOLVANG
PLANNING COMMISSION**

DRAFT MEETING MINUTES

Monday, December 5, 2011 7:00 P.M.
Council Chambers – Solvang Municipal Center – 1644 Oak Street

Commissioners Present: Day Yeager, Chair; Kathi Hopkins, Vice-Chair;
Aaron Petersen, Heather Lopes, Jennifer Sorensen

Staff Present: Arleen T. Pelster, Planning & Economic Development Director
Roy Hanley, City Attorney
Lisa S. Martin, Associate Planner

CALL TO ORDER: Chair Yeager called the meeting to order at 7:00 p.m.

PLEDGE TO THE FLAG

1. PRELIMINARY MATTERS:

A. PUBLIC COMMENT: Requests from the public to speak to the Commission on matters not on the agenda.

None.

B. Requests for continuance, withdrawals, or addition of ex-agenda items

None.

C. Approval of Minutes:
August 1, 2011 – Regular Planning Commission Meeting

Motion to approve as written by Commissioner Petersen and seconded by Commissioner Hopkins. Vote is 5-0.

2. PUBLIC HEARINGS ON NEW DEVELOPMENT AND CITY PROJECTS

A. Copenhagen Court, LLC Development Plan Time Extension

Location: 1512-1516 Copenhagen Drive

APNs: 139-174-002, -003

Planner: Lisa S. Martin

Hearing on the request of Copenhagen Court, LLC, owner, to consider a one (1) year time extension to an approved Development Plan related to TPM 30,072 and the development of four new two-story single-family dwellings, pursuant to Section 11-16-4-H of Title 11 Zoning Regulations; and accept the previous Notice of Exemption as adequate Environmental Review for the time extension, pursuant to §15332 of the

Guidelines for Implementation of the California Environmental Quality Act (CEQA).

Staff presentation by Lisa Martin.

Commissioner Questions/Comments

- *Commissioner Petersen inquired whether the roof pitches of the new dwellings had been reviewed and approved by BAR.*
- *Staff responded that the proposed elevations were unchanged from what was previously approved by the Planning Commission and Board of Architectural Review.*
- *Chair Yeager asked why the development plan would be extended to the date of October 16, 2012.*
- *Staff responded that the timeline for expiration of a Development Plan is three (3) years from the original date of approval, and City Attorney Hanley further clarified that the ordinance requires that the applicant submit the application for a time extension prior to the expiration date only and does not require the hearing to occur prior to the expiration.*
- *Chair Yeager asked if the project had been sent back through the Development Review Committee (DRC) process, since departments such as the Fire Department typically have code changes, etc.*
- *Staff responded that the project did not go back through the DRC because no changes to the previously approved development were proposed, but that each dwelling requires review and approval of a Fire Protection Certificate by the County of Santa Barbara Fire Department prior to issuance of the building permit.*

Applicant presentation by Bobbi McGinnis, managing partner, Copenhagen Court LLC.

- *Explained that the reason why the request for time extension was necessary was due to some complexities with the bank. They ended up having to pay off the loan on the property before they could proceed with recordation.*
- *Commented in regards to the issue of the different roof pitches. These were discussed in depth at the meetings and were determined to be more visually appealing from the street.*

Applicant presentation by Dave Gowing, managing partner, Copenhagen Court LLC.

- *Added that the bank was not cooperating and would not sign the map until the property was unencumbered.*

Chair Yeager opened the public comment period at 7:20 p.m. and closed it at 7:21 p.m. as no interested persons were present.

Planning Commission Comments

Commissioner Petersen commented that the Design Guidelines are very clear and call for a steeper pitch to roofs in the Village area. The Design Guidelines are the reason that the City is so aesthetically pleasing that it keeps people coming back.

Chair Yeager asked hypothetically what would be required and what it would involve for the applicants if they were to require a steeper roof pitch at this point in time.

Staff responded that since the applicant had complete architectural and structural plans it would be a significant financial impact to make this change. Additionally, it could require a Development Plan Revision that would need to come back before the Planning Commission.

Arleen Pelster discussed her thoughts from reading through the project file. From what she saw, the Board of Architectural Review and Planning Commission had considered this issue and had decided that the variation in roof pitches would result in a better project.

Motion by Chair Yeager to adopt Resolution 11-10 and approve the Time Extension subject to the Conditions of Approval and to accept the previous Categorical Exemption pursuant to CEQA Section 15332. Motion seconded by Commissioner Sorensen.

Vote is 5-0.

3. PLANNING COMMISSIONERS' COMMENTS

- Discussed Planning Commissioner terms. Asked Planning Staff to check when each of their terms expire.
- Roy Hanley answered questions regarding new ethics or Brown Act training requirements for the new year. Response was that ethics training can be completed online, and no new Brown Act is required since there are no new Commissioners.
- Commissioner Petersen would like to check the Sign Ordinance section that relates to the prohibition of neon and make sure it references TRC and not "village area."

4. PLANNING & ECONOMIC DEVELOPMENT DIRECTOR'S COMMENTS

- Arleen Pelster gave brief introduction of the new Code Enforcement Officer, Joe Bailey.

5. ADJOURNMENT

Motion to adjourn made by Commissioner Petersen and seconded by Commissioner Hopkins at 7:39 p.m.



Agenda Item: 2A

**PLANNING COMMISSION
STAFF REPORT**

**CITY OF SOLVANG
MUNICIPAL CODE TITLE 11
ZONING ORDINANCE AMENDMENT
CHAPTER 13, SIGN REGULATIONS**

TO: PLANNING COMMISSIONERS

FROM: Arleen T. Pelster, AICP
Planning & Economic Development Director

MEETING DATE: February 6, 2012

DATE PREPARED: January 23, 2012

**SUBJECT: Proposed Revisions and Amendment to the Zoning Ordinance,
Title 11 of the Municipal Code, Chapter 13, Sign Regulations**

I. RECOMMENDATION:

- A. That the Planning Commission review the proposed amendments to the Sign Regulations, Chapter 13 of Title 11; and
- B. If the amendments to the Municipal Code, Title 11 are recommended, the Planning Commission should adopt PC Resolution 12-01, accept the Exemption to the California Environmental Quality Act, and refer the item to the City Council.

II. DISCUSSION:

Staff is requesting that the Planning Commission review the amendments to Chapter 13 of Title 11, Zoning Regulations, as outlined in Attachment A (Substantive Changes Chart) and make a recommendation for adoption to the City Council.

As directed by the Council at the February 28, 2011 City Council meeting, a sign ordinance sub-committee was formed to review the Chapter and recommend changes. The sub-committee consisted of two (2) Planning Commissioners, two (2) Board of Architectural Review members, and three (3) Chamber members. Members of the sub-committee were: Aaron Petersen, Jennifer Sorensen, Melissa DeLeon, Karen Hansen, David Rasmussen, Susan Williams and Buster Huffman. Sign Ordinance Sub-Committee meetings were held bi-weekly from April 7, 2011 through October 20, 2011.

The revisions to the ordinance were then reviewed by the Board of Architectural Review at the meetings of November 10 and December 8, 2011 and January 12, 2012.

All of the proposed changes are in response to the community's desire for more liberal sign regulations, and are in the interest of economic development. The sub-committee extensively discussed the proposed changes to ensure fairness and the general welfare of the community. The Planning Staff completed an entire reformat of the regulations to address citizen concerns that the Sign Ordinance was too difficult to understand. The reformatted ordinance eliminates redundancy, corrects consistency issues, and flows in a more logical fashion, creating a clearer, more concise ordinance. The changes are consistent with good zoning and planning practices.

III. ENVIRONMENTAL REVIEW

The proposed amendments to the Zoning Ordinance were determined to be exempt from environmental review pursuant to §15061 of the Guidelines for the Implementation of CEQA. This section states that CEQA only applies to "*projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA*". The proposed ordinance amendments are in the interest of economic development and are consistent with good zoning and planning practices. Any potential environmental impacts associated with the proposed impacts are considered insignificant. The amendments are consistent with the General Plan, the requirements of State Planning & Zoning Laws and the Solvang Municipal Code, Title 11.

IV. ATTACHMENTS:

- A. Substantive Changes Chart
- B. Existing Sign Ordinance (with redlines and strikeouts)
- C. Proposed Sign Ordinance (reformatted with all changes incorporated)
- D. PC Resolution 12-01
- E. Notice of Exemption

ATTACHMENT A

CITY OF SOLVANG
SIGN ORDINANCE AMENDMENT SUBSTANTIVE CHANGES CHART

Section	Section Reference (Old)	Section Reference (New)	Proposed Change
Purpose and Intent	11-13-2H	11-13-2	Remove requirement for biennial review of chapter.
Definitions	11-13-3	11-13-19	<ul style="list-style-type: none"> • Omit 11 obsolete or redundant definitions. • Add 7 new definitions to reflect new or revised regulations. • Clarify or revise 10 definitions to reflect decisions of the Sign Ordinance Sub-Committee. • Move Definitions to the end of the chapter.
Prohibited and Exempt Signs	11-13-9A 11-13-9B 11-13-9A None 11-13-9-A31 11-13-9-B 11-13-9-A23 None	11-13-4 11-13-5 11-13-5 11-13-5-10 11-13-5-1C 11-13-4 11-13-4-16A 11-13-4-16-B	<ul style="list-style-type: none"> • Separate into two distinct sections (11-13-4 Exempt, and 11-13-5 Prohibited). • Add language to reflect that Prohibited Signs are subject to <i>"immediate abatement."</i> • Add prohibition of LED lighted signs within the Village area. • Modify prohibition of "outdoor decorations" to allow in certain instances with BAR approval. • Delete language requiring the issuance of a land use clearance exemption for Exempt signs. This change allows for Exempt signs to be displayed without a sign permit. • Revise temporary window signs announcing a charitable or community/civic event to restrict size and number. • Add a temporary Fundraising Event Sign to list of Exempt signs.
Compliance Required	11-13-4	11-13-3	Change section name to Applicability, and intensify legal verbiage.
Construction, Maintenance and Display Procedures	11-13-5-H	11-13-7-2A	Amend section to include requirements that awnings and umbrellas be properly maintained.
General Regulations in Village Area	11-13-10-4A None 11-13-10-4C 11-13-10-5B 11-13-10-4D 11-13-10-4H	11-13-10-I 11-13-7-1N 11-13-10-J 11-13-10-K 11-13-10-G	<ul style="list-style-type: none"> • Add "umbrella signs" to section to trigger a BAR requirement and design guidelines relative to lettering or logos on umbrellas. • Add allowance for one illuminated "Open" or "Serving" sign per primary food/beverage business. • Change requirement for a ground sign to be an integral part of a "raised planter" to a "landscaped planter" and add requirement that supporting posts be <i>"architecturally treated or sufficiently screened by landscaping."</i> • Revise pole sign regulation to reflect that square footage of the pole sign shall be included in the overall allowable square footage of signage. • Revise chalkboard changeable menu signs applicable to primary food/beverage businesses to allow the advertisement of "entertainment"

	<p>11-13-10-4L</p> <p>11-13-9-A22</p> <p>None</p> <p>11-13-10-4V</p>	<p>11-13-11-B1</p> <p>11-13-7-1Q</p> <p>11-13-11-C1 11-13-11-C2</p> <p>11-13-7-1M</p>	<p>items or announcements.</p> <ul style="list-style-type: none"> • Allow for larger temporary window signs such as "Sale" with a land use clearance, but shorten the length of time they are displayed. • Add criteria to potentially allow a "flat silhouette cutout" sign in the interest of creativity, with BAR approval. • Add allowance for temporary non-civic or special event signage in the interest of economic development, with size limitations. • Revise section to close loophole allowing landscape lighting to shine upwards and illuminate signage.
General Regulations outside Village Area	<p>11-13-10-5-A1 11-13-10-5-A2</p> <p>11-13-10-5G</p> <p>None</p> <p>11-13-10-5Q</p>	<p>11-13-9</p> <p>11-13-10-G</p> <p>11-13-10-E</p> <p>11-13-7-1M</p>	<ul style="list-style-type: none"> • Increase the single sign size limitation to 12 feet to reflect a more realistic size limit of what actually exists in the C-2 zone. • Revise chalkboard changeable menu signs applicable to primary food/beverage businesses to allow the advertisement of "entertainment" items or announcements. • Add allowance for window lettering which was for an unknown reason previously omitted from the C-2 zone. • Revise section to close loophole allowing landscape lighting to shine upwards and illuminate signage.
Exceptions to Sign Standards	<p>None</p>	<p>11-13-14</p>	<p>Added section in the interest of economic development to potentially allow signs that do not otherwise conform to the ordinance guidelines, with BAR review and strict findings for approval.</p>

ATTACHMENT B

Chapter 13

SIGN REGULATIONS

11-13-1: TITLE

11-13-2: PURPOSE AND INTENT

11-13-3: DEFINITIONS

11-13-4: COMPLIANCE REQUIRED **APPLICABILITY**

11-13-5: CONSTRUCTION, MAINTENANCE AND DISPLAY PROCEDURES

11-13-6: ARCHITECTURAL PROJECTIONS AND SIGN STRUCTURES

11-13-7: MEASUREMENT CALCULATIONS:

11-13-8: PLANS FOR SHOPPING, OFFICE AND INDUSTRIAL COMPLEXES: **PROHIBITED SIGNS**

11-13-9: PROHIBITED AND **EXEMPT SIGNS**

11-13-10: SIGN REGULATIONS

11-13-10-1: SIGN VERBIAGE

11-13-10-2: OVERALL SIGN PLANS WITHIN VILLAGE AREA: **PLANS FOR SHOPPING, OFFICE AND INDUSTRIAL COMPLEXES**

11-13-10-3: OVERALL SIGN PLANS WITHIN VILLAGE AREA: **OVERALL SIGN PLANS OUTSIDE VILLAGE AREA**

11-13-10-4: GENERAL REGULATIONS IN VILLAGE AREA: **OVERALL SIGN PLANS WITHIN VILLAGE AREA:**

11-13-10-5: GENERAL REGULATIONS OUTSIDE VILLAGE AREA: **GENERAL REGULATIONS IN VILLAGE AREA**

11-13-10-6: **GENERAL REGULATIONS OUTSIDE VILLAGE AREA**

11-13-11: MODIFICATIONS

11-13-12: EXCEPTIONS

11-13-13: NONCONFORMING SIGNS

11-13-14: NONCURRENT, ABANDONED OR UNSAFE SIGNS

11-13-15: ENFORCEMENT AND PENALTIES

11-13-1: TITLE:

The regulations contained in this chapter shall be known and referred to as the *SIGN REGULATIONS* or *SOLVANG SIGN ORDINANCE* and the provisions of this chapter shall prevail over any conflicting provisions of this title or of this code. The procedures set forth in this chapter shall prevail over any procedures set forth in other chapters of this title, except where state law requires otherwise. (Ord. 06-263, 11-27-2006)

11-13-2: PURPOSE AND INTENT:

The city has a national and international reputation as a unique and distinctive Danish/Northern European village in a California setting of natural beauty and historic tradition. Solvang possesses a special small town character that draws residents and visitors to the area. The suitability and appropriateness of signage helps to maintain and perpetuate this unique community identity. As a prominent part of the scenery, signage will attract or repel the viewing public and affect the safety of vehicular and pedestrian traffic. Because the city relies on its physical beauty and village design theme to attract tourism and commerce, aesthetic considerations are essential to the economic welfare and future economic significance of the community. Therefore, it is the intent of the city, through this chapter, to protect and enhance the city's character and its economic base through the provision of appropriate and aesthetically attractive signage. It is also the intent to minimize their distracting effect on vehicle drivers by limiting the size, type and location of signs and therefore improve traffic safety.

It is the expressed policy of the city that signs are to be tastefully designed, understated and are to create a harmonious relationship in terms of color, size, materials and appearance with the buildings and the surroundings on which they are placed. It is also the intent to help perpetuate the old world Danish/Northern European design theme in the village area through appropriate and authentically designed signage. Additionally, such signs must serve primarily to identify the legal name of the establishment, organization or business on which they are placed without excessive competition for visual attention (see definition of "sign verbiage").

The city has two (2) distinctly different commercial areas: the **Village** and the Alamo Pintado commercial areas; the **Village**, as shown **as the Tourist Commercial (TRC) zone district** on the **city's zoning map on file with** of the city, is of a distinct Danish/Northern European theme primarily oriented to the tourist trade with special architectural standards which reflect this theme. Signage in this area must be designed in character with the old world vernacular. The Alamo Pintado commercial area is distinctively different. This area functions primarily for the needs of the local Solvang and Santa Ynez Valley community. The architectural style is not characterized by any particular theme except to be well landscaped, set back and well integrated architecturally. Since these areas function differently and maintain their own architectural character, the style of signage shall reflect the individual design character of these areas.

These sign regulations are also based upon the city's responsibility to protect the general public's health, safety and welfare. ~~These sign regulations are based on the city's desire to protect the economy and aesthetics of the community.~~ The city finds that it is in the interest of aesthetics, **economic development**, traffic safety, and pedestrian safety to enact these sign regulations. These regulations will:

- A. Maintain and improve the aesthetic environment and overall community appearance to foster the city's ability to attract sources of economic development and growth;
- B. Encourage the effective use of signs as a means of communication in the city and reduce possible traffic and safety hazards from confusing or distracting signs;
- C. Implement quality sign design standards that are consistent with the city's general plan, zoning ordinance and appearance review guidelines;
- D. Enable fair and consistent enforcement of these sign regulations;
- E. Minimize possible adverse impacts of signs on private and public property in order to maintain property values and to maintain a positive city image;
- F. Enhance traffic safety by ensuring that signage does not distract, obstruct or otherwise impede traffic circulation and to safeguard and preserve the health, property, and public welfare of Solvang residents through prohibiting, regulating, and controlling the density, location, and maintenance of signs;
- G. Permit noncommercial signage wherever other signage is permitted within this chapter subject to the same standards and total maximum allowances for a site of each sign type specified in this chapter;
- H. ~~This chapter is to be reviewed at the direction of the city council, biennially in March in a joint meeting with a member of the planning commission, board of architectural review, and two (2) members of the Solvang chamber of commerce as appointed by the chamber president, to ensure its success in protecting and fostering its vital tourism industry. This review is to be conducted on an as needed basis, at the city council's request by reviewing the previous two (2) years' sign applications and the action(s) taken. (Ord. 06-263, 11-27-2006)~~

11-13-3: DEFINITIONS:

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

ACCESSORY SIGN: A separate unit displaying information (e.g., customer parking, upstairs, caution, **open, shops,** etc.) which is not attached to or supported from any other sign and not made a part thereof.

ADVERTISING SURFACE: ~~See definition of Sign Area.~~

ANIMATED SIGN: A sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

~~Animated signs are not permitted in any district, except such signs that are designed in the old world style in the village core as determined by the board of architectural review.~~

ARCADE: A permanent roofed structure, attached to the building, projecting over public and/or private property, and partially enclosed and supported by supports located on public property.

ARCADE SIGN: See definition of Under Canopy Sign.

ARCHITECTURAL FEATURE: Any reveal, window frame, recessed area, door, detail, surround or other feature that is part of any building, or is a specific element of a recognized historical style of architecture.

ARCHITECTURAL PROJECTION: A projection not intended for occupancy and which extends beyond the face of an exterior wall or roof of a building, but not including signs.

AWNING SIGN: Any sign or graphics attached to, painted on or applied to the valance of a canvas awning. ~~Letter height shall not exceed five inches (5").~~

BANNER: A bunting or other flexible sign characteristically supported at two (2) or more points and hung on a building or otherwise suspended down or along its face, or across any public streets of the city. The banner may or may not include copy or other graphic symbols.

~~BENCH SIGN: Any sign painted or engraved on or otherwise attached to a bench or other seat placed on or near an exterior area owned or operated by a public agency.~~

BILLBOARD: A freestanding off premises sign.

BOARD OF ARCHITECTURAL REVIEW): A review panel appointed by the city council whose function is to review and approve, conditionally approve or deny all sign applications (aka BAR).

~~BUILDING: A structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or chattel.~~

BUILDING FACADE: That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

BUILDING FRONTAGE: The width of any face of a building.

Dominant Building Frontage: The principal frontage of a building where its main entrance is located or which faces the street on which its address is located.

Subordinate Building Frontage: Any frontage other than the dominant frontage.

BUSINESS SIGN: An on premises sign.

BUSINESS SPECIFIC INFORMATION: Information that describes either the goods or services that are provided, or how one may contact that business (i.e., street addresses, websites, and/or phone numbers).

CANOPY: A permanent roof structure which may be supported in whole or in part by a building.

CANOPY SIGN: See definition of Under Canopy Sign.

~~CERTIFICATE OF CONFORMANCE: A certificate issued by the planning/community development director for a sign or sign structure which is in conformance with the provisions of this chapter.~~

CHALKBOARD SIGN: A changeable copy sign made up of a smooth, hard panel for writing on with chalk. Usually green or black. Does not include dry erase boards.

CHANGEABLE COPY SIGN: A sign so constructed that the copy can be readily changed by use of movable or erasable letters or symbols.

CIVIC EVENT: A citywide event or public gathering sponsored by a governmental, community, or special interest group for the direct benefit or temporal good of the community and/or city of Solvang. Designated civic events include Julefest, Danish Days, Fall Fest, Third Wednesday, Taste of Solvang, Fourth of July, or any other event designated a civic event by the City Manager.

CIVIC EVENT SIGN: A sign, other than a commercial sign, posted to advertise a noncommercial, not for profit organization or event that directly benefits the community and/or city of Solvang, as determined by the planning/community development director (See section [11-13-9A](#) of this chapter).

~~COMBINATION FARM SIGN: A sign used for the purpose of identifying the owner or operator of a farm and the product produced on the farm, which sign may also incidentally identify the contract buyer of the product.~~

COMMERCIAL SIGN: Any physical form of visual communication, including any object with or without any lettering, a symbol, logo or banner, other than a mural, which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered, and which is to be viewed from public streets, public parking areas or private exterior areas. It shall include all parts, portions, units and material composing same, together with illumination, frame, background, structure and support and anchorage thereof.

CONSTRUCTION SIGN: A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.

COURTYARD: A building designed in such a manner as to have an interior court surrounded by three (3) or more sides.

DANISH ART: A generic Danish symbol such as a flag, shields or similar art incorporated into the design of a sign, which does not identify the type of business, product sold or copyright symbol and contributes to the village theme.

DIRECTIONAL AND INFORMATIONAL SIGN: A sign designed to guide or direct pedestrians or vehicles.

DIRECTORY SIGN: A group of signs clustered together in a single structure or compositional unit which directs attention to a business, industry, profession or service conducted on the premises where the sign is displayed. This sign is used to direct attention to several occupants of the same building, or shopping center or complex.

DISPLAY CASE: A case, cabinet or other device having a window of glass or other transparent material, or opening, access to which is made from other than within a structure or building, and is attached to a wall or structure. Such case shall not be portable.

DISTRICT: An area designated by a zoning ordinance of the city to be subject to the certain land use regulations of a particular zone district (aka Zone District).

DOUBLE FACE SIGN: A sign limited to two (2) display surfaces containing the same copy, backed against, parallel to, and not more than eighteen inches (18") between each other, one face of which is designed to be viewed from one direction and the other face from the opposite direction. Both identical sides shall be counted only once for the purposes of determining sign area.

EAVE: That portion of the roofline extending beyond the building wall, a canopy attachment on the wall having the simulated appearance of an eave, or the lowest horizontal line of any roof.

ELECTION SIGN: A noncommercial sign pertaining to an election for public office or to a ballot measure to be placed before the voters in a federal, state or local election.

ERECT: To build, construct, attach, hang, place, suspend, affix or fabricate, which shall also include painting of wall signs and window signs or other graphics.

EXTERIOR LIGHTING: Artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.

FARM ORGANIZATION SIGN: A sign used only for the purposes of indicating membership in a farm organization, such as Cattlemen's Association, 4-H Club, Farm Bureau.

FLAG: A piece of fabric of distinctive design that is used as a symbol of a nation, state, city, agency, corporation or person, or as a signaling device and is usually displayed hanging from a staff or halyard to which it is attached by one edge.

FLAT SILHOUETTE CUTOUT SIGN: A flat sign constructed of wood or metal depicting a caricature which symbolizes the spirit of the business which it represents and displaying necessary or legal information.

FREESTANDING SIGN: See definition of Ground Sign.

FULLY SHIELDED: Outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp.

FUNDRAISING EVENT: A special event sponsored by a business to generate publicity or raise money for a non-profit or charitable organization.

FUNDRAISING EVENT SIGN: A commercial sign advertising a fundraising event. (See section 11-13-9P.2 of this chapter).

GATE OR ENTRANCE SIGN: A sign attached to an entrance gate or entrance structure to a residential building site or residential subdivision, or commercial complex, which identifies the site, subdivision or complex.

GROUND SIGN: Any sign advertising goods manufactured, produced or sold or services rendered on the premises upon which the sign is placed, or identifying in any fashion the premises of any owner or occupant, which is an integral part of a raised landscaped planter, and which is supported by one or two (2) posts offset to one side from the center of a solid base, the total height of which does not exceed six feet six inches (6'6") above grade, measured at the edge of the public right of way, or six feet six inches (6'6") above the base of the sign structure when the grade

of the public right of way is at least three and one-half feet (3¹/₂') lower than the natural grade at the base of the sign, whichever is higher. In no case shall an artificial grade be established for the sole purpose of placing a sign at more than six feet six inches (6'6") above the grade at the edge of the public right of way.

HANGING SIGN: A sign attached to and located below any eave, roof, canopy, awning or arcade. (Also see Under Canopy sign).

INDUSTRIAL CENTER: An industrial center outside the village core.

INTERIOR COURTYARD SIGN: Any sign within a courtyard wall or cluster of shops, which is open to the sky and is open to the public, but not necessarily visible from the public right of way.

INTERIOR ILLUMINATED CAN SIGN: A sign which is lit from within its faces projecting light through the surface of the sign. Such signs are prohibited except as specified in the definition of Lighted Sign.

KIOSK: A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display temporary advertising signs.

LETTER HEIGHT: The height of a letter from its bottom to its top including any applied shadow line.

LIGHTED SIGN:

A. A sign which illuminates each sign face from a lighting source outside the sign itself.

B. An interior lighted sign where the background is opaque (non glare matte finish), the lighting source is not directly visible and light is emitted through the letters only. The thickness of the sign shall not exceed eighteen inches (18").

C. Pinned off letter with lighting source emitted from behind the letter and reflected from the wall surface. The lighting source shall not be visible.

LOGO SIGN: Prefabricated or custom made signs bearing a brand name, registered trademark or logo. Logos are restricted to forty percent (40%) of the total area for each sign.

LUMENS: Amount of light emitted by a lamp (light bulb).

MARQUEE: A permanent roof structure attached to and entirely supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

MARQUEE SIGN: Any sign that is an integral part of a marquee.

MENU DISPLAY CASE: A permanently affixed structure or case that displays the menu for primary food/beverage businesses, behind glass or plastic.

MOBILE SIGN: A sign on a vehicle advertising goods, service or entity other than that for which the vehicle is principally used.

MONUMENT SIGN: See Ground Sign.

MURAL: A painting or picture applied to and made part of a wall, door or window, which may be pictorial or abstract, and is characteristically visually set off or separated from the background by color or architectural environment.

MURAL SIGN: A painting or picture applied to and made part of a wall, door or window which may be pictorial or abstract, and characteristically visually set off or separated from the background by color or material.

NON-CIVIC EVENT: A for-profit special event sponsored by a business.

NON-CIVIC EVENT SIGN: A commercial sign advertising a for-profit special event directly benefitting the business at which the sign is located, not including temporary Sale signs. (See section 11-13-10-5Z of this chapter.)

NONCOMMERCIAL SIGN: Any physical form of visual communication, including any object with or without any lettering, a symbol, logo or banner, which is intended to convey a noncommercial message of social, educational, **agricultural**, religious or charitable commentary.

OFF PREMISES SIGN: A commercial sign not located within the shopping complex occupied by the business or entity indicated or advertised by said sign, ~~or a commercial sign advertising a commodity, service, or entertainment at a location other than the location of the sign (see definition of Directory Sign).~~

OFFICE COMPLEX: A group of contiguous businesses, which employ a homogeneous design theme as a common perimeter treatment.

OFFICIAL SIGN: An official federal, state, and/or local sign and notice issued by any court, person or officer in performance of a public duty.

ON PREMISES SIGN: A sign containing copy relating only to the business, product, service or activity conducted or sold within the shopping complex as that on which the sign is located.

~~OUTDOOR ADVERTISING SIGN: An off-premises sign.~~

OUTDOOR DECORATION: Any decoration, embellishment or ornament used as an attention getting device, including, but not limited to: fabric, plastic, wood, balloons, paper, metal or merchandise.

PARAPET: A low wall or railing used to protect the edge of a roof, also called a parapet wall.

PARAPET SIGN: Any sign or other graphic attached to a parapet, ramada, pergola or other similar structure.

PARKING LOT/DIRECTIONAL SIGN: A sign meant to direct traffic or provide directional information within a parking lot.

PENNANT: A small, **usually** triangular or rectangular flag, or multiples thereof, individually supported or attached to each other by means of a string, rope or other material and meant to be stretched across or fastened to buildings, or between poles and/or structures.

PERGOLA: A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters, also known as an arbor, trellis or ramada.

PERGOLA SIGN: A sign attached to the cross rafters of an arbor, trellis, ~~ramada~~, or pergola.

PERMANENT SIGN: A sign not specifically designated as being temporary.

~~PLANNING COMMISSION: The planning commission of the city¹.~~

~~PLANNING/COMMUNITY DEVELOPMENT DEPARTMENT: The planning/community development department of the city.~~

~~PLANNING/COMMUNITY DEVELOPMENT DIRECTOR: The planning/**economic** development director or designee.~~

POLE SIGN: Any sign, other than a ground sign, which is supported by a raised planter **at least 18" in height**, erected on one **or more** upright(s) supported from the ground, the height of which is greater than six feet six inches (6'6") and no higher than thirteen feet (13') above grade at the edge of the public right of way, and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign.

POLITICAL SIGN: A sign promoting, advertising, or identifying a political party, candidate or issue.

PORTABLE SIGN: Any sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes and not affixed to the ground or to a building or structure affixed to the ground, for example, a **sign displayed on an a-frame or** sandwich board. ~~Portable signs are not permitted in any district.~~

PRIMARY FOOD/BEVERAGE BUSINESS: The primary business is such that at least fifty one percent (51%) of the establishment's square footage is dedicated to the serving of a food or beverage, such as: wine tasting rooms, coffee shops, restaurants, and other uses as is found to be of similar character as determined by the planning/community development director.

PROJECTING SIGN: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

RAISED PLANTER: A structure which is used as the base for a ground sign and contains fresh flowers and other plants. Such planter shall be a minimum of eighteen inches (18") in height, and shall not be included in the square footage calculations for the sign.

READER BOARD: A changeable sign for a full service hotel which welcomes groups or organizations, weddings which may be incorporated into the design of a ground sign or pole sign and is a maximum of fifteen (15) square feet additional sign area upon board of architectural review approval. **Reader board signs are allowed in Institutional zones only.**

ROOF: The cover of any building, including the eaves and similar projections. Eyebrows, false roofs on storefronts, coverings on or over oriels, bay windows, canopies and horizontally projecting surfaces other than marquees shall be considered roofs.

ROOF SIGN: Any sign any part of which is on or over any portion of any roof, eave or parapet of a building or structure.

SAFETY SIGN: A sign used only for the purpose of identifying and warning of dangers such as slow, blind exit, turn off your motor, no smoking, sound horn, children playing and beware of dog.

SHOPPING CENTER: A retail commercial center outside the village core area.

SHOPPING COMPLEX: A group of retail commercial businesses within the village core area, planned, developed, managed and maintained as a unit; with or without common off street parking provided to serve all uses on the property.

SIGN: Any device and all parts thereof, including all supporting structures, and any applied or projected image, which is used: a) to advertise businesses, products, goods, services, or otherwise promote the sale of objects or identify objects for sale; b) to identify, to direct or to inform persons concerning businesses, areas, entities, services or dangers; or c) to attract attention to the premises or other signs of a particular business or entity, including, but not limited to, flares, flashing lights, color changes, flags, bunting, pennants or other moving objects.

SIGN AREA: The area of the entire sign in square feet (see section [11-13-7A](#) of this chapter).

SIGN STRUCTURE: Any structure which supports any sign. **Sign support structures shall not** be included in the calculations for sign area, ~~except as provided in subsections [11-13-10-5D](#) of this chapter.~~

SIGN VERBIAGE: Language on signs shall serve primarily to identify the legal name of the establishment, organization, or business on which they are placed. Websites, telephone numbers, and other business specific information and/or descriptions of services/goods provided may be included, provided they comply with section [11-13-10-1](#) of this chapter.

STREET FRONTAGE: The footage of the property that abuts an improved street or streets open to public use to which the property has access (see section [11-13-7B](#) of this chapter).

SYMBOL SIGN: A symbol displaying a representation of the business, activity or type of merchandise sold within the building.

TEMPORARY: A period of time not exceeding seven (7) consecutive days in one month unless otherwise specified.

TEMPORARY FESTIVAL: A short term citywide festival or celebration that recurs at regular intervals (e.g., Danish Days, ~~Jule~~Winterfest, etc.).

TEMPORARY FESTIVAL DECORATION: The temporary ~~indoor~~ outdoor display or decoration to celebrate a recognized citywide festival or celebration. Such decorations shall not be erected prior to thirty (30) days before the event, or remain longer than seven (7) days after the date of the event. **Such decorations shall not be located in, or project into, the public right-of-way.**

TEMPORARY SIGN: A sign intended to advertise community or civic projects, construction projects, real estate for sale or lease, the opening of a new business or other special events on a temporary basis.

TIME OF DAY AND/OR TEMPERATURE SIGN: A changeable copy sign which indicates only the current temperature and/or time.

UMBRELLA SIGN: Any sign or graphic attached to, painted on, or applied to, the fabric of an umbrella.

UNDER CANOPY SIGN: A sign attached to the underside of a canopy or arcade.

~~VACANCY/NO VACANCY SIGN: An interior illuminated sign where the lighting source is not directly visible and emits light through the actual letter. The words "No" or "Sorry No" may be displayed in neon.~~

VILLAGE CORE AREA: As defined in the board of architectural review guidelines as approved by the city council and with the zoning designation of TRC.

WALL SIGN: A sign affixed in any manner to any exterior wall of a building or structure and which is parallel to and projects not more than ~~twelve~~ six inches (42" 6") at all points from the building on which it is located.

WINDOW LETTERING: The name of the business or establishment painted directly on the inside or outside surface of a glass window pursuant to subsection 11-13-10-5B of this chapter. Only the name of the business is permitted, and is calculated into the allowable square footage maximums.

WINDOW PAINTING: A border type design painted directly on the inside or outside surface of a glass window, pursuant to subsection 11-13-10-5G of this chapter. Requires BAR review and approval. Shall not be included into the allowable square footage maximums.

WINDOW SIGN: Any sign printed, attached, glued or otherwise affixed to or behind a window within the display area or within four feet (4'), whichever is greater, and designed to be viewed from adjoining streets, walkways, malls or parking lots available for public use. (Ord. 06-263, 11-27-2006; amd. Ord. 10-287, 6-14-2010)

11-13-4: COMPLIANCE REQUIRED: APPLICABILITY:

This chapter shall apply to all property and land within the jurisdiction of the City of Solvang. It is unlawful for any person, firm, or corporation that owns, occupies, or controls property in the City of Solvang to construct, maintain, display, alter, or allow to exist a sign within the city that is not **except** in conformance with this chapter. (Ord. 06-263, 11-27-2006)

11-13-5: CONSTRUCTION, MAINTENANCE AND DISPLAY PROCEDURES:

A. Application and Fee:

1. Any person desiring to construct, maintain or display a sign for which a land use clearance is required shall submit an application, the necessary submittal fee and submittal requirements to the planning/community development department. An application form and a list of submittal requirements shall be provided by the planning/community development department. The fee shall be set by resolution of the city council.

2. Except for the signs stated in section 11-13-9 of this chapter, on any parcel of land within the city, no sign shall be erected, applied, installed, affixed, altered, relocated or projected as an image and no copy shall be changed, except on approved changeable copy signs, without a land use clearance first issued by the planning/community development director.

3. Certain signs requiring a land use clearance may be approved by the planning/community development director without any further discretionary review by the board of architectural review. Any such signs that may be approved by the planning/community development director shall be determined by the board of architectural review in their guidelines as approved by the city council. The planning/community development director may refer any such signs to the board of architectural review.

B. Processing Applications:

1. The planning/community development department staff shall review the application and materials and determine completeness within five (5) working days from the date of filing. For signs allowed to be approved by the

planning/community development director, action to approve, conditionally approve or deny the application shall be within ten (10) working days from the acceptance date of the application.

2. No sign application will be accepted if any of the following provisions apply:

a. The sign has been installed in violation of the provisions of this chapter and the application does not include an affidavit signed by the property owner providing that the signs will be brought into conformance regardless of the consequences of the submitted application.

b. The sign permit application is substantially the same as an application previously denied by the planning/community development director or the board of architectural review, or on appeal by the city council, unless:

(1) Twelve (12) months have elapsed from the date of the decision on the application; or

(2) New evidence of proof of changed conditions is furnished in the new application.

C. Review By Board Of Architectural Review: All applications for a sign approval except as permitted in subsection A3 of this section shall be reviewed by the board of architectural review prior to the issuance of a land use clearance. The board of architectural review shall take action to approve, conditionally approve or deny the application at the next available board of architectural review meeting.

D. Sign Review Criteria/Findings:

1. In reviewing a sign permit application the following criteria shall be considered:

a. The sign is in proportion to and visually consistent with the architectural character of the building.

b. There is no needless repetition, redundancy or proliferation of signage.

~~c. The sign does not compete for attention with other signs in the area.~~

~~c.~~ The sign does not obscure from view or unduly detract from existing signage.

~~d.~~ The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the area in which it will be located.

2. If the sign permit application satisfies the above criteria and complies with the other provisions of this chapter, it shall be approved.

E. Fees:

1. A fee, as set by a resolution of the city council, shall be paid at the time of application to cover the cost of processing.

F. Appeals: The applicant or any interested person may appeal decisions concerning sign applications as follows:

1. Appeals to The Board of Architectural Review: Any action regarding signs of the planning/community development director may be appealed by the applicant or any interested party to the board of architectural review. Said appeal shall be in writing, shall state the reasons for the appeal and shall be filed with the planning/community development department within ten (10) calendar days of the decision. A hearing shall be held by the board of architectural review within thirty (30) days of the date of the filing of the appeal.

2. Appeals to The City Council: Any action of the board of architectural review may be appealed by the applicant or any interested party to the city council, pursuant to [title 1, chapter 6](#) of this code.

3. Judicial Review: An action of the city council is subject to judicial review under California Code of Civil Procedure 1094.8. Any such action must be commenced no later than ninety (90) days after notice of a city council decision.

G. Expiration: An application which has been approved but for which no land use clearance has been issued, shall expire after six (6) months from the date of approval. A six (6) month extension may be granted by the planning/community development director if the application is in substantial compliance with the approved application. (Ord. 06-263, 11-27-2006)

H. Proper Sign Maintenance Required:

1. Any sign, **awning or umbrella** erected and/or installed on any parcel of land within the city shall be properly maintained at all times. The business owner shall have the duty to keep all signs, **awnings or umbrellas** associated with such business in a state of good repair, and to see that the sign(s), **awning(s) or umbrella(s)** is not permitted to deteriorate or fall into disrepair to such an extent that it becomes dangerous or unsightly. Visible rot, mold or rust, falling or broken parts, peeling or faded paint, **faded or torn fabric**, missing letters, broken sign brackets or hangers, and unmaintained plantings in ground sign planters shall be prima facie evidence that a sign is not in a state of good repair.

a. Notice to Repair: When the code enforcement officer determines that such a sign, **awning or umbrella** exists in a state of disrepair, he shall issue to the owner of the sign and/or business, a notice of such disrepair and the need for corrective action.

b. Issuance of Citation: If the sign and/or business owner takes no action within thirty (30) days, the code enforcement officer shall issue a citation to correct the violation.

c. Removal of Sign: If the business owner still takes no action within ten (10) days after issuance of the citation, the sign, **awning or umbrella** shall be considered abandoned, and shall be removed by the property owner, after written notification from the city.

d. Abandoned Signs: Abandoned signs, **awnings or umbrellas** shall be removed by the property owner within five (5) days of notification by the city.

e. Removal of Sign at Owner's Expense: If the property owner fails to remove the sign, **awning or umbrella** as directed in subsection H1d of this section, an additional citation may be written and city code enforcement will remove the sign at the owner's expense. (Ord. 10-287, 6-14-2010)

11-13-6: ARCHITECTURAL PROJECTIONS AND SIGN STRUCTURES:

A. Architectural projections or sign structures shall not increase the number or area of permitted signs, nor shall they be used as a device which is, in itself, a sign, unless such a sign is a permitted sign under this chapter.

B. Sign structures shall be free of unsightly electrical or supporting features, such as bracing, angle iron, guy-wires and cables. (Ord. 06-263, 11-27-2006)

11-13-7: MEASUREMENT CALCULATIONS:

A. Measuring Sign Area:

1. In order to calculate the size of a sign, the following provisions shall apply:

a. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline.

b. If the sign consists of individual letters attached directly to the building, wall or valance of an awning, the size is calculated by drawing a rectangle around each line of copy.

c. In the case of wall signs, the background area shall be included in the sign area measurements.

d. The identical faces of a double sided projecting, or hanging, **pole or ground** sign shall be counted only once for the purposes of calculating sign area.

~~e. Sign area shall include the sign and all supporting structures, except in the case of pole signs, or the required raised planter for ground signs.~~

f. If the sign is irregularly shaped, a box shall be drawn around the sign and used to calculate the square footage of the proposed sign.

B. **Measuring Street Frontage:** In computing street frontage for the purposes of determining whether the property is entitled to a ground sign. If the property abuts two (2) or more such streets, only one such street shall be used in computing the footage. In choosing between two (2) or more such streets, the street carrying the greater traffic shall be used in computing the footage, but if the traffic is equal on two (2) or more streets, the longer street frontage shall be used in computing the footage. (Ord. 06-263, 11-27-2006)

11-13-8: PROHIBITED SIGNS:

In addition to any signs not conforming to the provisions of this chapter, the following signs are prohibited **and subject to immediate abatement by the City of Solvang's Code Enforcement Officer.**

A. Attention Getting Devices:

1. Signs which rotate, move, glare, flash, change, reflect, blink, or appear to do any of the foregoing, except signs as designed in the old world style in the village area as determined by the board of architectural review.

2. Animated signs except as designed in the old world style in the village area as determined by the board of architectural review.

3. Outdoor decorations, embellishments, ornaments or merchandise used as an attention getting device, including, but not limited to: fabric, plastic, wood, balloons, paper, metal or merchandise attached **or placed** in any manner on the outside of a single commercial business, a shopping center or shopping complex, **except as approved by the board of architectural review in accordance with Section 11-13-12.** Outdoor planters and temporary festival decorations shall not be considered as outdoor decorations.

4. Any temporary sign outside of a building or attached to the exterior of a building, including banners, **pennants,** placards, streamers, balloons or similar devices, except as provided in ~~subsection B of this Section~~ **Section 11-13-9.**

5. Signs visible from the public street or parking lot attached or placed on merchandise or material stored outdoors.

6. Signs which cover or interrupt architectural features, **with the exception of approved temporary signs.**

B. **Awning or Canopy Signs:** Signs on awnings or canopies, except on the valance **and approved by the board of architectural review.**

C. **Banners:** Banners which extend across public right of way, except by special permit issued by the city manager.

D. **Billboards or Billboard Type Signs.**

E. **Changeable Copy Signs:** Signs containing changeable copy, except theater marquee signs, business directories, church, museum signs, gas price signs, restaurant menu display cases, chalkboards, and reader boards for full service hotels, as approved by the board of architectural review. Reader boards may be integrated into the ground or pole sign up to fifteen (15) square feet as additional signage to the maximum allowed upon board of architectural review approval. **Reader board signs are allowed in institutional zone districts only.**

~~F. Flat Silhouette Cutouts.~~

F. **Hazardous Signs:** Signs that create a hazard by obstructing clear views of pedestrian and vehicular traffic.

G. Inflatable Signs.

H. Internally Illuminated Signs: Signs with internal illumination, except as permitted in section [11-13-10-5U](#) of this chapter.

I. Mobile Commercial Signs: No person shall park any vehicle on a public right-of-way or in a location on private property which is visible from a public right-of-way which has attached thereto or suspended therefrom any sign, except a sign painted directly upon, magnetically affixed to or permanently affixed to the body or other integral part of the vehicle. The primary use of such vehicles shall be in operation of the business and not in advertising or identifying the business premises. The vehicle shall not be parked for the sole purpose of advertising.

J. Neon and LED Signs: Neon and LED signs within the village area, visible from the exterior of the building, with the exception of **one of the following for a hotel/motel: "No", "Sorry No" or "Vacancy" sign.**

K. Obscene Signs: Any sign displaying obscene, indecent or immoral matter.

L. Off-Premises Signs: Off-site commercial signs, except real estate signs (governed by California Civil Code §713).

M. Pole Signs: Pole signs, with the exception of designs approved by the board of architectural review for single businesses having an appropriate setback and building frontage which exceeds one hundred (100) linear feet.

N. Portable Signs: Any portable commercial signs, including a-frame sandwich board type signs, **with the exception of approved Civic Event signs.**

O. Roof Signs: Signs and any other graphics which extend, wholly or in part, above the eave line of a structure to which it is attached.

P. Second Floor Signs: Signs on second floors for businesses on the first floor, except as permitted in section [11-13-10-5M](#) and [11-13-10-6I](#) of this chapter. (Ord. 06-263, 11-27-2006)

17. Pennants.

Q. Signs which Block Ingress or Egress: Any sign, except as may be required by other code or ordinance, placed or maintained so as to interfere with free ingress or egress from any door, window or fire escape.

R. Signs without Permission of Owner: Signs erected without the permission of the owner, or his agent, of the property on which such sign is located.

S. Signs on Public Property: Any sign, other than a sign installed by a public agency or as approved by the city council, located in or on any public property, including sidewalks and parkways.

T. Simulated Traffic Sign: Any sign which by color, shape, wording or location, resembles or conflicts with any traffic control sign or device. Any sign containing red, yellow or green lights, within thirty feet (30') of a public right of way that could be confused with traffic signal lights.

U. Signs on Trees, Poles, Etc.: Any sign, generally of a temporary nature, posted or attached to trees, poles, stakes, fences or the exterior of a building or structures.

V. Signs on Utility Poles or Traffic Control Devices: Signs attached or placed adjacent to any utility pole, parking meter, traffic signpost, traffic signal, historical marker or any traffic control device.

W. Window Signs: Signs in the window, adhered to the glass, except for open, closed and hours, help wanted and temporary window signs approved by the Planning Director pursuant to subsections [11-13-10-5L](#) and [11-13-10-6H](#) of this chapter. Except decorative window painting and lettering pursuant to subsections [11-13-10-5B](#) and G of this chapter. (Ord. 06-263, 11-27-2006; amd. Ord. 07-272, 11-13-2007, eff. 12-13-2007)

11-13-9: EXEMPT SIGNS:

Exempt Signs, Flags and Devices: The following signs, flags and devices are exempt from the provisions of this chapter. ~~Such signs, flags, and devices shall require a land use clearance exemption from the planning/community development department to ensure size and time restrictions, as noted.~~ **The following signs may be installed without a sign permit provided they meet the requirements listed below.**

A. **Civic Event Signs:** Any civic event sign. Signs may be erected not more than thirty (30) days prior to the event and shall be removed within twenty four (24) hours after the time of the event and shall not exceed twenty four (24) square feet in size. Only one such sign shall be erected per lot.

B. **Construction Signs:** One temporary construction sign, provided the sign does not exceed six (6) square feet in a one-family residence district or twenty four (24) square feet in all other districts, is used only to indicate the name of the construction project and the names and locations of the contractors, architects, engineers, landscape designers, project or leasing agents and the financing company, is displayed during construction only, and does not exceed six feet (6') in height at the edge of the public right-of-way when freestanding.

C. **Flags:** The official flag of a government, governmental agency, public institution, religion, or other similar entity. Flags flown on a temporary basis for purposes of honoring declared national or civic holidays. Two (2) flagpoles with a maximum height of forty feet (40') which are not attached to the building shall be exempt. Additional flags and flagpoles shall require BAR review and approval.

D. **Governmental Signs:** Signs required to be maintained or posted by law or governmental order, rule or regulation. Signs specifically required by federal, state or city law, of the minimum size required.

E. **Hazard Warning Signs:** Any temporary sign warning of construction excavation or similar hazards as long as the hazard exists.

F. **Noncommercial Signs:** A noncommercial sign, not exceeding six (6) square feet total for each lot in residential districts and twenty four (24) square feet total for each lot in nonresidential districts. Such a sign shall be erected only with the permission of the property owner or tenant. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, political or other noncommercial message and constructed to the same physical dimensions and character shall be permitted. (Ord. 06-263, 11-27-2006)

G. **No Trespassing Signs:** Any "no trespassing" sign, prohibiting or restricting access to property, provided it is not more than one square foot in size, is placed at each corner and each entrance to the property and at intervals of not less than fifty feet (50') or in compliance with requirements of law.

H. **Official Signs:** Official federal, state and local sign and notice issued by any court, person or officer in performance of a public duty.

I. **Open House Signs:** Any temporary "open house" sign. Only one sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to three (3) square feet or less. Its supporting structure shall not exceed four feet (4') in height. A maximum of three (3) off site signs shall be allowed. Such signs shall be erected and removed on the day of the open house, and shall not be fastened or attached in any way to any building facade or architectural element.

J. **Parking Lot/Directional Sign:** Any parking lot and other traffic directional sign not to exceed two (2) square feet in area limited to guidance of pedestrian or vehicular traffic within the premises upon which they are located. There shall be erected no more than three (3) such signs in each parking lot or more than one per entrance.

K. **Product/Operating Information Signs:** Any gasoline pump, telephone booth, and newsrack sign, provided any sign on such a device identifies only the product contained therein, or displays operating instructions, and the lettering does not exceed two inches (2") in height.

L. **Real Estate Signs:** A temporary sign which indicates that the property is for sale, rent or lease. Only one such sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to six (6) square feet or less, including any portions of the sign that hang off the bottom (e.g., price reduced, do not disturb occupant, in escrow, etc.) on property in all zone districts and shall not exceed six feet (6') in height as measured from the edge of the public right-of-way when freestanding. ~~In no case shall for sale, lease or rent signs be affixed to, hung or draped on the outside of the building, structure or residence.~~ **Such signs shall be affixed to the building in a secure manner using semi-permanent fasteners such as screws or nails. Use of tape or string, or draping on outside of building is not permitted.** (Ord. 10-287, 6-14-2010)

M. **Residential Identification Signs:** One identification sign of not more than one square foot for a residence.

N. **Street Identification Signs:** Any street name and/or address stamped or painted on a curb.

O. **Temporary Festival Decorations:** Any temporary festival decoration or display, except one requiring a building, electrical or other permit (see definition of "temporary festival decoration" sign).

P. **Temporary Signs:**

1. **One (1) temporary sign placed in a window advertising or announcing a civic event or function, a community service or an activity of a charitable or nonprofit organization. Such sign shall not exceed six (6) square feet.**

2. **One (1) temporary Fundraising Event Sign placed in a window or a planter, not to exceed six (6) square feet.**

Q. **Traffic Safety Signs:** Traffic control and directional signs or devices erected by local, county or state government.

R. **Utility Signs:** Signs erected by a public utility or common carrier to warn of dangers, such as the location of underground facilities.

S. **Window Signs:** Signs within eighteen inches (18") of the window **and not affixed to the window, which do not exceed one square foot.** (Ord. 06-263, 11-27-2006)

11-13-10: SIGN REGULATIONS:

11-13-10-1: SIGN VERBIAGE:

A. Signs are to primarily serve to identify the name of the business. Additional business specific information may be included (see definition of "business specific information").

B. Business specific information is limited to six (6) words per sign. If multiple signs are proposed, the same six (6) words are to be used. (For example, if 3 signs are proposed, the signs may not have a total of 18 different descriptors.) Websites and telephone numbers will count as one word each.

C. If a website is proposed as part of the business specific information, it may not include "www" or "http://". (i.e., cityofsolvang.com)

D. Awning signs shall include the name of the business on the front valance, not to exceed five inches (5") in height. Such signage shall not be included into overall maximum square footage.

E. Two (2) additional words of business specific information may be used per awning side (front, left, right, etc.) for a maximum of six (6) descriptive words total. Descriptions shall not exceed three inches (3") in height. Websites and phone numbers are prohibited on awnings. Such signage shall not be included into overall maximum square footage. (Ord. 06-263, 11-27-2006)

11-13-10-2: PLANS FOR SHOPPING, OFFICE AND INDUSTRIAL COMPLEXES:

A. An overall sign plan shall be required for shopping centers, office complexes, industrial centers and shopping complexes in accordance with section [11-13-10-3](#) and [11-13-10-4](#) of this chapter. The owner of the real property shall apply for approval of an overall sign plan for a particular center or complex. If no overall sign plan is on file, individual shops will be required to be reviewed on an individual basis.

B. All signs shall be in substantial compliance as determined by the planning/community development director with the approved overall sign plan for the particular center. (Ord. 06-263, 11-27-2006)

11-13-10-3: OVERALL SIGN PLANS OUTSIDE VILLAGE AREA:

Overall sign plans outside the village area for shopping centers, office complexes and industrial centers shall be as follows:

A. For each business, one wall sign shall be permitted on each frontage.

1. For a dominant building frontage (see definition of "building frontage") the sign shall not exceed one-eighth ($\frac{1}{8}$) of the square footage of the building facade of that portion of the first floor occupied by the business and upon which the wall sign is to be located, or twenty four (24) square feet of sign area.

2. For a subordinate building frontage (see definition of "building frontage") the sign shall not exceed one-sixteenth ($\frac{1}{16}$) of the square footage of the building facade of that portion of the first floor occupied by the business and upon which facade the wall sign is to be located or twelve (12) square feet of sign area.

B. For places of public entertainment where the public attraction is constantly changing, e.g., theaters and auditoriums, changeable copy may be used on wall signs and wall signs may exceed the permitted size if so determined by the board of architectural review.

C. One under canopy sign or facade sign for each business having an entrance under or offering service under the canopy or arcade shall be permitted. If there is no canopy or arcade, a projecting sign for each business may be permitted.

1. Under canopy, arcade or projecting signs shall not exceed six (6) square feet in sign area. The board of architectural review may approve a larger or smaller sign if it is determined that such signs are architecturally harmonious in relation to the size and location of the building area occupied by the business and the center for which the overall sign plan is proposed.

2. The lower edge of the sign must be at least seven feet (7') above finished ground level.

D. One ground sign for each center shall be permitted as follows:

1. The center shall have a street frontage of at least seventy five feet (75').

2. The ground sign shall only identify the center and may not advertise or identify any business or service conducted or merchandise sold within the center.

3. No changeable copy may be used.

4. The ground sign shall not exceed thirty (30) square feet of sign area.

5. The height of the ground sign shall not exceed six feet (6'). Height shall be measured from the top of curb of the improved portion of the public right of way to which the property has access and more specifically, from that point which is closest to the sign.

6. No part of the sign or sign structure shall project over the street right of way.

7. The base of the supporting structure shall be at least two feet (2') from the street right of way line and shall be included into sign area calculations. Locations at corners must be approved by the city engineer for site visibility and safety.

8. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety.

9. More than one ground sign, a larger sign, or a higher sign, may be permitted if approved by the board of architectural review as a modification, pursuant to subsection [11-13-11A](#) of this chapter.

E. Directory signs may be provided for each entrance to the center. Each sign on the directory may be up to two (2) square feet. A maximum of two (2) descriptive words and a directional arrow is permitted.

F. Awning signs may be permitted in accordance with this section [11-13-10](#). (Ord. 06-263, 11-27-2006)

11-13-10-4: OVERALL SIGN PLANS WITHIN VILLAGE AREA:

Overall sign plans are required for shopping complexes inside the village area. Such signs shall conform with section [11-13-10-5](#) of this chapter. (Ord. 06-263, 11-27-2006)

11-13-10-5: GENERAL REGULATIONS IN VILLAGE AREA:

A. Each business may have wall sign(s), awning sign(s) and projecting sign(s), under canopy/arcade sign(s), **umbrella sign(s)**, and window lettering for each building frontage in accordance with the provisions outlined below:

1. One square foot of signage is allowed per linear foot of "dominant building frontage" (see definition), not less than twelve (12) square feet. (For example, 20 feet of linear frontage would allow 20 square feet of signage.) No single sign shall be greater than seven (7) square feet.

2. One-half ($\frac{1}{2}$) of a square foot of signage is allowed per linear foot of subordinate building frontage. (For example, 20 feet of linear frontage would allow 10 square feet of signage.) No single sign shall be greater than seven (7) square feet.

3. Awning signs shall conform with this section [11-13-10](#). (See definition of "awning sign" and section [11-13-10-1](#) of this chapter.)

B. Each business may have window lettering for each building frontage in accordance with the provisions outlined below:

1. Only the name of the business or logo is permissible. No other wording or lettering is allowed (e.g., "Sale", etc.).

2. The name of the business and/or logo shall be used only once per window.

3. If the window is paned (i.e., French windows), lettering is limited to a single pane. (For example, a word may not be spelled out with 1 letter in each pane extending across the window.)

4. Maximum letter height is six inches (6").

5. Lettering square footage shall be calculated within the allowable overall signage per building frontage.

6. Lettering shall not exceed twenty five percent (25%) of the window area.

7. Designs must be consistent with the board of architectural review design guidelines and criteria.

8. Board of architectural review approval required prior to any window lettering.

9. If lettering is done on the outside of the window, a sealer must be applied.

10. Regular maintenance program required to maintain quality.

~~11. Yearly inspection by code enforcement at the time of business license renewal.~~

C. Each business or shopping complex that has a sufficient setback and at least fifty feet (50') of dominant **building** frontage, consistent with ordinance requirements, from the right of way may have one ground sign not to exceed six feet six inches (6'6") above grade and thirty (30) square feet in total sign area, and is to be an integral part of a raised **landscaped** planter. Such raised planter shall not be included in the sign area calculations, however, must be at least eighteen inches (18") tall. Height of the overall sign shall include the raised planter. **Supporting posts must be architecturally treated or screened by landscaping.** A ground sign which exceeds six (6) square feet in

area shall not be located within seventy five feet (75') of any other ground sign. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety. ~~For regulations of size and height of ground signs refer to this section 11-13-10.~~ Such signage shall be included into the overall allowed square footage.

D. In addition to subsections A through C of this section, a pole sign is allowed for a single business with ~~primary~~ **dominant** building frontage of one hundred feet (100') or more. However, it may not exceed thirteen feet (13') above the grade and fifty (50) square feet of total sign area. The pole shall not be used in the sign area calculations, but shall be included to determine the overall height. Such signage shall be ~~in addition to~~ **included into the overall** allowable square footage.

E. In addition to subsections A through D of this section, one additional projecting sign may be permitted for each business as follows:

1. Consisting of only a symbol relating to the activity on the premises.
2. Projecting no more than three feet (3') beyond the building facade.
3. Not exceeding three (3) square feet in sign area.
4. Lower edge of the sign must be at least seven feet (7') above finished ground level.
5. Not internally illuminated.

F. In addition to subsections A through E of this section, signs for multiple occupancy buildings, shopping centers or complexes may be on a directory, each sign on the directory shall not exceed two (2) square feet for each business. One directory sign is allowed for each entrance into a courtyard. A maximum of two (2) descriptive words and a directional arrow is permitted.

G. In addition to subsections A through F of this section, painted window borders are permitted for each building frontage in accordance with the provisions outlined below:

1. Window painting is limited to around the outermost border only. No interior borders may be painted (i.e., interior borders on French/paned windows).
2. Border may be one inch (1") wide for every foot of linear width of window. Design widths may vary, however no design shall exceed the allowable border width. (For example, a 6 foot wide window may have a 6 inch painted border.) Border shall be measured from the edge of the window. No designs shall be allowed within the center of the window. Maximum border width for windows wider than ten feet (10') shall be ten inches (10").
3. Designs must be consistent with the board of architectural review design guidelines and sign criteria.
4. Board of architectural review approval required prior to any window painting.
5. If painting is done on the outside of the window, a sealer shall be applied.
6. Regular maintenance program required to maintain quality.
7. ~~Yearly inspection by code enforcement at the time of business license renewal.~~

H. In addition to subsections A through G of this section, a chalkboard changeable menu sign is permitted pursuant to the following regulations:

1. This section applies only to restaurants, wine-tasting rooms, and other businesses whose primary business is food/beverage (see definition of "primary food/beverage business").
2. For the advertisement of food and beverage, **and entertainment** items only.

3. The chalkboard may not exceed twenty four inches by thirty six inches (24" x 36") in size.
 4. The board must either be attached to a wall, or on a pole in the ground or in a planter, similar to a menu board. The board shall not be leaned against a wall, fence, or otherwise portable.
 5. Copy may be changed without board of architectural review approval.
- I. Churches, schools, and other public or semipublic facilities may have one on site sign not exceeding eighteen (18) square feet in area, provided that, except for the name of the premises, the lettering shall not exceed three inches (3") in height, and such signs in residential districts shall not be internally illuminated.
 - J. In addition, accessory signs are permitted which do not exceed one square foot in sign area. Larger accessory signs will be considered only if they are designed in conjunction with or made an integral part of the signage existing on the subject building or project and approved by the board of architectural review as to size, location and design.
 - K. In addition, display cases are permitted with board of architectural review approval. Such display cases shall not exceed twenty (20) square feet. Any signage (i.e., name of business) within or on the display case, shall be calculated into total sign square footage allowed pursuant to subsections A1 through A3 of this section.
 - L. ~~In addition, a temporary window sign not exceeding four (4) square feet, or fifteen percent (15%) of the window area of each facade, whichever is greater is permitted. Such signs require a permit, unless the sign is otherwise exempt from the permit requirements of this chapter. Such signs shall not be displayed for more than thirty (30) consecutive days nor for more than a total of sixty (60) days per calendar year. Permit may be applied for once yearly, provided that both dates/times of display are explicitly identified at the time the permit is requested. Only one face of a double faced temporary window sign with parallel opposing faces, and bearing identical copy, shall be used in computing the area.~~ In addition, a temporary window sign such as a "Sale" sign not exceeding the size of the window in which it is located is permitted. Such signs shall not be displayed for more than seven (7) consecutive days per event and not more than twenty-eight (28) total days per year. Professional design of the sign is encouraged. Such signs require approval by the Planning Department and a land use clearance, issued annually. The decision of the Planning Director may be appealed to the Board of Architectural Review. The Planning Department shall be notified at least twenty-four (24) hours in advance of display dates.
 - M. Individual businesses located on the second or third floor of a building will have the same criteria as those located on the ground floor. The total sign area for all signs shall be computed as specified in subsection A of this section. All signs must be located on the building level of business location (i.e., signs for a second/third floor business may not be hung on the first floor of the building).
 - N. A wall sign may be attached flat against or pinned away from the wall. A wall sign placed in the space between windows on the same story shall not exceed more than two-thirds ($\frac{2}{3}$) the height of the window, or major architectural details related thereto. A wall sign placed between windows on adjacent stories as part of an approved overall sign plan for a shopping complex shall not exceed two-thirds ($\frac{2}{3}$) the height between said windows.
 - O. Sign color must be consistent with the eighteenth century Danish/Northern European design theme as illustrated in the board of architectural review guidelines and is subject to approval by the board of architectural review. Day-Glo and neon colors are not permitted.
 - P. A projecting, hanging or under canopy sign must clear the nearest sidewalk by a minimum of seven feet (7'). Projecting signs may project no more than four feet (4') into the public ~~or private~~ right of way.
 - Q. A kiosk is permitted on private property in all nonresidential districts, subject to approval of the board of architectural review. Such signs on public property must be approved by the city council.
 - R. A relocated sign shall be considered a new sign and shall require review and approval by the board of architectural review for the new location.
 - S. Letter height shall be limited to a maximum of eight inches (8"), except where it can be found that a larger letter height is consistent with building size, architecture or setback from public right of way as determined by the board of architectural review.

T. An awning sign is permitted in accordance with this section [11-13-10](#).

T. A flat silhouette cutout sign may be permitted in addition to allowable square footage, provided that the following criteria are met:

1. A silhouette cutout sign shall be in conformance with the definition of a Symbol sign.
2. A silhouette cutout sign shall require board of architectural review and approval.
3. A silhouette cutout sign must be constructed of wood or metal only.
4. The board of architectural review must determine that the size of the silhouette cutout sign is proportionate to the building or suite that it is proposed to enhance, that it is aesthetically pleasing, that the location of display is acceptable, and that the method of display or attachment is appropriate and in the interest of public safety.
5. Lettering shall not be allowed, except as a creative way to display verbiage which may be required by law.
6. A silhouette cutout sign may not consist of original or reproduced photographic images.

U. Signs may be internally illuminated, with light directed through the letters set in an opaque background. Internally illuminated signs in the village Area are restricted to hotels/motels and "Open" or "Serving" signs per primary food/beverage establishment only." (See definition of "Lighted Sign").

V. Externally illuminated signs shall use top mounted light fixtures which shine light downward and are fully shielded. Low lumen output lights are encouraged. Such lighting shall be approved by the board of architectural review. Landscape lighting shall not illuminate signage.

W. Murals are permitted in addition, if they conform with the design guidelines and are reviewed and approved by the board of architectural review.

X. Menu display cases are permitted in addition to allowable sign square footage with board of architectural review approval and may not exceed eighteen inches by twenty four inches (18" x 24") in size.

Y. Signs on benches are allowed in addition, provided that the following criteria is **are** met:

1. Bench style and sign design shall require board of architectural review and approval.
2. If proposed bench sign is identical to a previously approved sign on the building, such sign will not require separate BAR approval.
3. Business specific information is prohibited on bench signs.
4. Lettering is limited to one inch (1") in height.
5. Signage on benches is limited to businesses within Solvang, donors (i.e., "In Memory of"), and nonprofit organizations under IRS 501(c)3 status.
6. Benches bearing the name of a business must be located on or immediately contiguous to the property on which the business is located.
7. An encroachment permit shall be obtained from the city of Solvang (if within public right of way), and written permission from the contiguous property owner, and the business owner whose frontage will be affected.
8. Signage is limited to either the front or rear of the bench backing. Only one side is to be used for signage purposes.
9. A maximum of two (2) benches is allowed per entity.

10. The bench must be of sturdy design and safe for the intended purpose of providing seating for the general public. The person or entity installing the bench shall be responsible for its maintenance and repair and shall indemnify the city for any damages from injuries caused to any person using the bench. (Ord. 06-263, 11-27-2006)

Z. One temporary non-civic event sign announcing a special event may be displayed for up to three (3) consecutive days per event and not more than thirty-six (36) total days per year. Such signs require approval by the Planning Department and a land use clearance, issued annually. The decision of the Planning Director may be appealed to the Board of Architectural Review. The Planning Department shall be notified at least twenty-four (24) hours in advance of display dates. The following size limitations shall apply: 1. Businesses with up to 50 linear feet of dominant building frontage shall be allowed a sign of six (6) square feet, 2. Businesses with between 50 to 100 linear feet of dominant building frontage shall be allowed a sign of twelve (12) square feet, and 3. Businesses with over 100 linear feet of dominant building frontage shall be allowed a sign of eighteen (18) square feet.

11-13-10-6: GENERAL REGULATIONS OUTSIDE VILLAGE AREA:

A. Each business may have wall sign(s), awning sign(s) and projecting sign(s) or under canopy/arcade sign(s) for each building frontage in accordance with the provisions outlined below:

1. One square foot of signage is allowed per linear foot of "dominant building frontage" (see definition), not less than twelve (12) square feet. (For example, 20 feet of linear frontage would allow 20 square feet of signage.) No single sign shall be greater than ~~seven (7)~~ **twelve (12)** square feet.

2. One-half ($\frac{1}{2}$) of a square foot of signage is allowed per linear foot of subordinate building frontage. (For example, 20 feet of linear frontage would allow 10 square feet of signage.) No single sign shall be greater than seven (7) square feet.

3. Awning signs shall conform with this section [11-13-10](#) (see definition of "awning sign").

B. In addition, each entrance or shopping complex that has a sufficient setback from the right of way and at least fifty feet (50') of dominant **building** frontage, may have one ground sign not to exceed fifty (50) square feet in total sign area. A ground sign which exceeds six (6) square feet in area shall not be located within seventy five feet (75') of any other ground sign. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety. Such sign shall be included into overall allowed square footage. ~~For regulations of size and height of ground signs refer to this section [11-13-10](#).~~

C. In addition to subsections A and B of this section, signs for multiple occupancy buildings and shopping complexes may be on a directory. Each sign on the directory shall not exceed one hundred forty four (144) square inches for each business. One directory sign is allowed for each entrance into a courtyard.

D. Churches, schools and other public or semipublic facilities may have one on site sign not exceeding eighteen (18) square feet in area, provided that, except for the name of the premises, the lettering shall not exceed three inches (3") in height, and such signs in residential districts shall not be internally illuminated.

E. Accessory signs are permitted in addition, which do not exceed one square foot in sign area. Larger accessory signs will be considered only if they are designed in conjunction with or made an integral part of the signage existing on the subject building or project and approved by the board of architectural review as to size, location and design (see section [11-13-3](#) of this chapter for the definition of "accessory sign").

F. In addition to subsections A through E of this section, painted window borders are permitted for each building frontage in accordance with the provisions outlined below:

1. Window painting is limited to around the outermost border only. No interior borders may be painted (i.e., interior borders on French/paned windows).

2. Border may be one inch (1") wide for every foot of linear width of window. Design widths may vary, however no design shall exceed the allowable border width. (For example, a 6 foot wide window may have a 6 inch painted border.) Border shall be measured from the edge of the window. No designs shall be allowed within the center of the window. Maximum border width for windows wider than ten feet (10') shall be ten inches (10").

3. Designs must be consistent with the board of architectural review design guidelines and sign criteria.
4. Board of architectural review approval required prior to any window painting.
5. If painting is done on the outside of the window, a sealer shall be applied.
6. Regular maintenance program required to maintain quality.
7. Yearly inspection by code enforcement at the time of business license renewal.

G. In addition to subsections A through F of this section, a chalkboard changeable menu sign is permitted pursuant to the following regulations:

1. This section applies only to restaurants, wine tasting rooms, and other businesses whose primary business is food/beverage (see definition of "primary food/beverage business").
2. For the advertisement of food and beverage, **or entertainment** items only.
3. The chalkboard may not exceed twenty four inches by thirty six inches (24" x 36") in size.
4. The board must either be attached to a wall, or on a pole in the ground or in a planter, similar to a menu board. The board shall not be leaned against a wall, fence, or otherwise portable and may not be located in the public right of way.

H. Each business may have window lettering for each building frontage in accordance with the provisions outlined below:

1. Only the name of the business or logo is permissible. No other wording or lettering is allowed (e.g., "Sale", etc.).
2. The name of the business and/or logo shall be used only once per window.
3. If the window is paned (i.e., French windows), lettering is limited to a single pane. (For example, a word may not be spelled out with 1 letter in each pane extending across the window.)
4. Maximum letter height is six inches (6").
5. Lettering square footage shall be calculated within the allowable overall signage per building frontage.
6. Lettering shall not exceed twenty five percent (25%) of the window area.
7. Designs must be consistent with the board of architectural review design guidelines and criteria.
8. Board of architectural review approval required prior to any window lettering.
9. If lettering is done on the outside of the window, a sealer must be applied.
10. Regular maintenance program required to maintain quality.
11. Yearly inspection by code enforcement at the time of business license renewal.

I. A temporary window sign not exceeding four (4) square feet, or twenty five percent (25%) of the window area of each facade, whichever is greater, is permitted. Such signs require a permit, unless the sign is otherwise exempt from the permit requirements of this chapter. Such signs shall not be displayed for more than thirty (30) consecutive days nor for more than a total of sixty (60) days per calendar year. Only one face of a double faced temporary window sign with parallel opposing faces, and bearing identical copy, shall be used in computing the area.

- J. Individual businesses located on the second or third floor of a building will have the same criteria as those located on the ground floor. The total sign area for all signs shall be computed as specified in subsection A of this section. All signs must be located on the building level of business location (i.e., signs for a second/third floor business may not be hung on the first floor of the building).
- K. A wall sign may be attached flat against or pinned away from the wall. A wall sign placed in the space between windows on the same story shall not exceed more than two-thirds ($\frac{2}{3}$) the height of the window, or major architectural details related thereto. A wall sign placed between windows on adjacent stories as part of an approved overall sign plan for a shopping complex shall not exceed two-thirds ($\frac{2}{3}$) the height between said windows.
- L. A projecting, hanging or under canopy sign must clear the nearest sidewalk by a minimum of seven feet (7'). Projecting signs may project no more than four feet (4') into the public right of way.
- M. A kiosk is permitted on private property in all nonresidential districts, subject to approval of the board of architectural review. Such signs on public property must be approved by the city council.
- N. A relocated sign shall be considered a new sign and shall require review and approval by the board of architectural review for the new location.
- O. Letter height shall be limited to a maximum of ten inches (10"), except where it can be found that said letter height is inconsistent with building size, architecture or setback from public right of way as determined by the board of architectural review.
- P. In addition, an awning sign is permitted in accordance with this section [11-13-10](#) (see definition of "awning sign").
- Q. Signs may be internally illuminated, with light directed through the letters set in an opaque background (see definition of "lighted sign").
- R. Externally illuminated signs shall use top mounted light fixtures which shine light downward and are fully shielded. Low lumen output lights are encouraged. **Landscape lighting shall not illuminate signage.**
- S. Murals are permitted in addition, if they conform with the design guidelines and are reviewed and approved by the board of architectural review.
- T. Menu display cases are permitted in addition to allowable sign square footage with board of architectural review approval and may not exceed eighteen inches by twenty four inches (18" x 24") in size.
- U. Signs on benches are allowed in addition, provided that the following criteria are met:
1. Bench style and sign design shall require board of architectural review and approval.
 2. Business specific information is prohibited on bench signs.
 3. If proposed bench sign is identical to a previously approved sign on the building, such sign will not require separate BAR approval.
 4. Lettering is limited to one inch (1") in height.
 5. Signage on benches is limited to businesses within Solvang, donors (i.e., "In Memory of"), and nonprofit organizations under IRS 501(c)3 status.
 6. Benches bearing the name of a business must be located on or immediately contiguous to the property on which the business is located.
 7. An encroachment permit shall be obtained from the city of Solvang (if within public right of way), and written permission from the contiguous property owner, and the business owner whose frontage will be affected.

8. Signage is limited to either the front or rear of the bench backing. Only one side is to be used for signage purposes.

9. A maximum of two (2) benches is allowed per entity.

10. The bench must be of sturdy design and safe for the intended purpose of providing seating for the general public. The person or entity installing the bench shall be responsible for its maintenance and repair and shall indemnify the city for any damages from injuries caused to any person using the bench. (Ord. 06-263, 11-27-2006)

11-13-11: MODIFICATIONS:

A. Modification Of Sign Regulations: ~~Wall s~~Signs that exceed the sizes permitted in this chapter may be permitted when the board of architectural review finds that the proposed sign is harmonious in relation to the size and location of the building on which it will be placed and the size and location of the area on which the building is constructed. Ground signs or pole signs, as allowed, that exceed sizes, heights and numbers permitted may be permitted when the board of architectural review finds that the proposed size, height or number is architecturally harmonious in relation to the size and location of the shopping center, so long as the totals do not exceed thirteen feet (13') high and fifty (50) square feet in sign area.

B. Applications: Applications for modifications shall be made to the planning/community development department on forms provided thereof. A list of necessary application materials shall be provided by the planning/community development department. All applications shall contain the information as required by the planning/community development director. Applications shall be signed by the owner of the property on which the sign is to be placed or by the tenant of said property with a statement of consent to the approved modification signed by the owner of the property.

C. Fee: A fee, as set by resolution of the city council, shall be paid with the application to cover the cost of processing.

D. Hearing: The board of architectural review shall consider the application at a hearing. Notice of the time and place of the hearing shall be given by mail prior to the hearing to the applicant and the owner of the property, if not the applicant.

E. Appeals: Any decision of the board of architectural review on a modification may be appealed by the applicant or any interested party to the city council, pursuant to [title 1, chapter 6](#) of this code. (Ord. 06-263, 11-27-2006)

11-13-12: EXCEPTIONS TO SIGN STANDARDS:

A. Exceptions to Sign Standards: Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations.

B. Applications: Applications for exceptions shall be made to the planning department on forms provided thereof. A sign permit application which includes a request for exceptions to standards established by these regulations is subject to board of architectural review and shall include the reasons for the request. All applications shall contain the information as required by the Planning Director.

C. Owners Signature: Applications shall be signed by the owner of the property on which the sign is to be placed or by the tenant of said property with a statement of consent to the approved modification signed by the owner of the property.

D. Fee: A fee, as set by resolution of the city council, shall be paid with the application to cover the cost of processing.

E. Hearing: The board of architectural review shall consider the application at a hearing. Notice of the time and place of the hearing shall be given by mail prior to the hearing to the applicant and the owner of the property, if not the applicant.

F. Findings for Approval of an Exception: Granting an exception to the sign regulations must be based on at least one of the following findings:

1. There are exceptional or unusual circumstances applying to the property involved which do not apply generally to properties in the vicinity with the same zoning, such as, but not limited to:

- a. The presence of a legal, nonconforming use;
- b. Visual obstructions;
- c. Unusual building location or setback;
- d. Unusual building design, architectural style, or historic significance.

2. The sign for which an exception is requested is a nonconforming sign that acts as a neighborhood landmark or focal point while not disrupting views of prominent community landscape features. When granting an exception, the board of architectural review shall require that as many nonconforming elements of the sign as possible be eliminated while allowing its basic form and character to remain.

3. The exception is consistent with the intent and purpose of the sign regulations (see Section 11-13-2) and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.

4. The sign exception is for superior design and will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.

G. Appeals: Any decision of the board of architectural review on an exception may be appealed by the applicant or any interested party to the city council, pursuant to [title 1, chapter 6](#) of this code. (Ord. 06-263, 11-27-2006)

11-13-13: NONCONFORMING SIGNS:

A. Definitions:

LEGALLY IN EXISTENCE: Any sign which has a valid land use clearance or building permit on file with the city or county of Santa Barbara building department on or before the effective date of this chapter.

NONCONFORMING SIGN: Every sign legally in existence on the effective date of: 1) the ordinance adopting this chapter; or 2) any ordinance amending this chapter which violates or does not conform to the provisions of such ordinance or any such amendment.

B. General Provisions: A nonconforming sign may not be:

1. Changed to another nonconforming sign, except for face changes.
2. Structurally altered. The removal of menu boards, neon signs and ancillary signs shall not be deemed a structural alteration.
3. Expanded.

C. Removal:

1. Any sign installed after the effective date of: a) the ordinance adopting this chapter; or b) an ordinance amending this chapter which does not comply or does not have the required land use clearance or building permit, is an illegal sign. Such signs shall be removed or made to conform within ten (10) days of written notice from the planning/community development department.

2. Any sign erected on or before the effective date hereof which does not have a valid land use clearance or building permit on file with the city or the county of Santa Barbara building department, is an illegally erected sign. Such signs shall be removed or made to conform to the provisions of this chapter within one year of the date of written notice from the planning/community development department or immediately upon change of use, owner or lessee of the premises.

3. A sign which does not conform to the provisions of this chapter, but which was legally erected and was maintained on or before June 12, 1980, and which did not conform to the regulations in effect at that time, shall be removed or made to conform within one year after written notice from the planning/community development department, or immediately upon change of use, owner or lessee of the premises.

4. Exceptions to the provisions of this section shall be granted by the board of architectural review upon the application of any owner of an onsite sign who presents substantial evidence showing the following:

a. There are exceptional circumstances applicable to the property on which the nonconforming sign is located, including size, shape, topography, location or surroundings, which make it practically impossible to effectively identify the property to the public if strict application of all the provisions of this chapter is required; or

b. The sign possesses unique features which make it a significant part of the historical heritage of the area in which it is located.

5. Denial of a request for an exception may be appealed pursuant to the provisions of [title 1, chapter 6](#) of this code.

6. A relocated sign shall be considered a new sign. (Ord. 06-263, 11-27-2006)

11-13-14: NONCURRENT, ABANDONED OR UNSAFE SIGNS:

A. Noncurrent and Unsafe Signs:

1. Noncurrent: Any sign, including its supporting structure, which no longer identifies the current occupant or which otherwise fails to serve its original purpose after a lapse of three (3) months shall be deemed to be a public nuisance and shall be removed by the owner of the property on which it is located upon ten (10) days' written notice by the planning/community development department.

2. Unsafe: Any sign that, in the opinion of the city building official, is unsafe or insecure, shall be deemed a public nuisance and shall be corrected or removed, together with any supporting structure, by the owner of the property on which the sign is located, within ten (10) days' written notice by the city building official or planning/community development department.

3. Failure To Abate: In the event the property owner has not begun removal of the sign and its supporting structure within the time limits set forth in subsections A1 and A2 of this section, the planning/community development director, as determined by the building official, shall cause to be filed for recordation with the county recorder, a notice of intention to record a notice of order to abate describing the real property, naming the property owner thereof, describing the violation and giving notice of a city council hearing. The building official shall give written notice by personal delivery or mail to the property owner that the city intends to carry out the removal of the sign and supporting structure and have the cost of said removal be made a charge against the property owner and lien against the property, unless the sign is removed, repaired or reconstructed so as to eliminate the condition that is in violation of this chapter. The building official shall also advise the property owner that he has a right to a scheduled hearing before the city council for the purpose of final determination that the sign is "noncurrent" or "unsafe" as defined under this section. Said hearing shall begin no later than thirty (30) days after the date of personal delivery or mailing of the notice and may be continued by the city council.

B. Findings: Upon completion of the hearing, the city council shall find as to the fact that the sign is a noncurrent or unsafe sign and upon such fact being found shall determine that the sign shall be removed, repaired or reconstructed by the property owner within a prescribed time or the city shall cause the sign and supporting structure to be removed. Said determination shall be made based upon the evidence presented and a report from the planning/community development director, as determined by the building official, or their designee, regarding the existing condition of the sign, the estimated costs of repair, reconstruction and/or removal. If the city council makes such determination, written findings and an order shall be approved. After said hearing, the city clerk shall cause to be filed for record a notice of order to abate with the county recorder and shall give all parties who have a recorded interest in the property notice of such recordation by mail.

C. Duties Of Public Works Director: The public works director shall, after completion of the hearing and approval of the findings by the city council that the sign is noncurrent or unsafe and after the failure of property owner to remove, repair or reconstruct the sign within the prescribed time set forth in the necessary services by contract,

dispatch city forces to carry out the removal of the sign and its supporting structures as directed by the city council. A record shall be kept of all costs incurred by the city, including time spent for the preparation of plans and the supervision of the work to carry out the removal of the sign and supporting structure. Upon completion of said efforts, the public works director shall file a report with the city council as to the costs incurred. The property owner shall be provided a copy of said report, notice of a hearing before the city council, and an opportunity to appear before the city council to be heard regarding the reasonableness of the costs incurred by the city.

D. Costs Borne By Property Owner: Upon completion of the hearing before the city council as to the reasonableness of the costs, the city council shall determine the reasonable costs incurred by the city to remove the noncurrent sign and the property owner shall be advised of said amount which shall be due and payable to the city. Upon request of the property owner, the city may agree to a mutually acceptable payment schedule.

E. Lien: In the event the amount to be due and payable to the city is not paid within thirty (30) days after the determination by the city council or as otherwise agreed, said amount shall become a charge against the property involved. The public works director shall thereafter cause the amount of said charge to be recorded on the assessment roll as an assessment and lien against and upon the property. Any portion of said assessment remaining unpaid after the due date for payment thereof shall be subject to the penalties and proceedings then in effect for property taxes due within the city.

F. Interest Charges: The city shall be entitled to interest at the rate applicable for unpaid taxes on all costs incurred by the city as determined pursuant to subsection D of this section. (Ord. 06-263, 11-27-2006)

11-13-15: ENFORCEMENT AND PENALTIES:

A. ~~Planning/Community Development~~ Director To Enforce: It shall be the duty of the ~~planning/community development~~ director, or his/her designee, to enforce this chapter with respect to all signs existing on the effective date of this chapter, and to all signs constructed, maintained, displayed or altered after the effective date of this chapter, and for any signs installed contrary to the approved plans or to any conditions imposed by the board of architectural review.

1. Every sign erected in the city shall be subject to inspection by the ~~planning/community development~~ director, or his/her designee, to ensure compliance with all provisions of this sign ordinance or city building official to ensure compliance with all applicable building codes.

2. The ~~planning/community development~~ director, or his/her designee, shall conduct an inventory of all signs in the city for the purpose of identifying signs that are illegal or unlawfully installed and signs that are noncurrent, abandoned or unsafe.

3. The ~~planning/community development~~ director or any of his/her designees shall have the right to enter upon any premises upon which any sign has been erected to enforce compliance with the provisions of this chapter and to cause the removal of any sign maintained in violation of this chapter.

B. Penalties: Any person who violates the provisions of this chapter shall be subject to the penalties described in [title 1, chapter 3](#) of this code. (Ord. 06-263, 11-27-2006)

ATTACHMENT C

Chapter 13 SIGN REGULATIONS

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11-13-18: OVERALL SIGN PLANS

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11-13-1: TITLE

The regulations contained in this chapter shall be known and referred to as the *SIGN REGULATIONS* or *SOLVANG SIGN ORDINANCE* and the provisions of this chapter shall prevail over any conflicting provisions of this title or of this code. The procedures set forth in this chapter shall prevail over any procedures set forth in other chapters of this title, except where state law requires otherwise. (Ord. 06-263, 11-27-2006)

11-13-2: PURPOSE AND INTENT

The city has a national and international reputation as a unique and distinctive Danish/Northern European Village in a California setting of natural beauty and historic tradition. Solvang possesses a special small town character that draws residents and visitors to the area. The suitability and appropriateness of signage helps to maintain and perpetuate this unique community identity. As a prominent part of the scenery, signage will attract or repel the viewing public and affect the safety of vehicular and pedestrian traffic. Because the city relies on its physical beauty and village design theme to attract tourism and commerce, aesthetic considerations are essential to the economic welfare and future economic significance of the community. Therefore, it is the intent of the city, through this chapter, to protect and enhance the city's character and its economic base through the provision of appropriate and aesthetically attractive signage. It is also the intent to minimize their distracting effect on vehicle drivers by limiting the size, type and location of signs and therefore improve traffic safety.

It is the expressed policy of the city that signs are to be tastefully designed, understated and are to create a harmonious relationship in terms of color, size, materials and appearance with the buildings and the surroundings on which they are placed. It is also the intent to help perpetuate the old world Danish/Northern European design theme in the Village area through appropriate and authentically designed signage. Additionally, such signs must serve primarily to identify the legal name of the establishment, organization or business on which they are placed without excessive competition for visual attention (see definition of "sign verbiage").

The city has two (2) distinctly different commercial areas: the Village and the Alamo Pintado commercial areas. The Village, as shown as the Tourist Commercial (TRC) zone district on the city's zoning map, is of a distinct Danish/Northern European theme primarily oriented to the tourist trade with special architectural standards which reflect this theme. Signage in this area must be designed in character with the old world vernacular. The Alamo Pintado commercial area is distinctively different. This area functions primarily for

the needs of the local Solvang and Santa Ynez Valley community. The architectural style is not characterized by any particular theme except to be well landscaped, set back and well integrated architecturally. Since these areas function differently and maintain their own architectural character, the style of signage shall reflect the individual design character of these areas.

These sign regulations are also based upon the city's responsibility to protect the general public's health, safety and welfare. The city finds that it is in the interest of aesthetics, economic development, traffic safety, and pedestrian safety to enact these sign regulations. These regulations will:

- A. Maintain and improve the aesthetic environment and overall community appearance to foster the city's ability to attract sources of economic development and growth;
- B. Encourage the effective use of signs as a means of communication in the city and reduce possible traffic and safety hazards from confusing or distracting signs;
- C. Implement quality sign design standards that are consistent with the city's general plan, zoning ordinance and appearance review guidelines;
- D. Enable fair and consistent enforcement of these sign regulations;
- E. Minimize possible adverse impacts of signs on private and public property in order to maintain property values and to maintain a positive city image;
- F. Enhance traffic safety by ensuring that signage does not distract, obstruct or otherwise impede traffic circulation and to safeguard and preserve the health, property, and public welfare of Solvang residents through prohibiting, regulating, and controlling the density, location, and maintenance of signs;
- G. Permit noncommercial signage wherever other signage is permitted within this chapter subject to the same standards and total maximum allowances for a site of each sign type specified in this chapter;

11-13-3: APPLICABILITY

This chapter shall apply to all property and land within the jurisdiction of the City of Solvang. It is unlawful for any person, firm, or corporation that owns, occupies, or controls property in the City of Solvang to construct, maintain, display, alter, or allow to exist; a sign within the City, except in conformance with this chapter. (Ord. 06-263, 11-27-2006)

11-13-4: EXEMPT SIGNS

Exempt Signs, Flags and Devices: The following signs, flags and devices are exempt from the provisions of this chapter. The following signs may be installed without a sign permit provided they meet the requirements listed below.

1. **Civic Event Signs:** Any civic event sign. Signs may be erected not more than thirty (30) days prior to the event and shall be removed within twenty four (24) hours after the time of the event and shall not exceed twenty four (24) square feet in size. Only one such sign shall be erected per lot.
2. **Construction Signs:** One temporary construction sign, provided the sign does not exceed six (6) square feet in a one-family residence district or twenty four (24) square feet in all other districts, is used only to indicate the name of the construction project and the names and locations of the contractors, architects, engineers, landscape designers, project or leasing agents and the financing company, is displayed during construction only, and does not exceed six feet (6') in height at the edge of the public right-of-way when freestanding.

3. **Flags:** The official flag of a government, governmental agency, public institution, religion, or other similar entity. Flags flown on a temporary basis for purposes of honoring declared national or civic holidays. Two (2) flagpoles with a maximum height of forty feet (40') which are not attached to the building shall be exempt. Additional flags and flagpoles shall require BAR review and approval.
4. **Governmental Signs:** Signs required to be maintained or posted by law or governmental order, rule or regulation. Signs specifically required by federal, state or city law, of the minimum size required.
5. **Hazard Warning Signs:** Any temporary sign warning of construction excavation or similar hazards as long as the hazard exists.
6. **Noncommercial Signs:** A noncommercial sign, not exceeding six (6) square feet total for each lot in residential districts and twenty four (24) square feet total for each lot in nonresidential districts. Such a sign shall be erected only with the permission of the property owner or tenant. In each instance and under the same conditions to which this chapter permits any sign, a sign containing an ideological, political or other noncommercial message and constructed to the same physical dimensions and character shall be permitted. (Ord. 06-263, 11-27-2006)
7. **No Trespassing Signs:** Any "no trespassing" sign, prohibiting or restricting access to property, provided it is not more than one square foot in size, is placed at each corner and each entrance to the property and at intervals of not less than fifty feet (50') or in compliance with requirements of law.
8. **Official Signs:** Official federal, state and local sign and notice issued by any court, person or officer in performance of a public duty.
9. **Open House Signs:** Any temporary "open house" sign. Only one sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to three (3) square feet or less. Its supporting structure shall not exceed four feet (4') in height. A maximum of three (3) off site signs shall be allowed. Such signs shall be erected and removed on the day of the open house, and shall not be fastened or attached in any way to any building facade or architectural element.
10. **Parking Lot/Directional Sign:** Any parking lot and other traffic directional sign not to exceed two (2) square feet in area limited to guidance of pedestrian or vehicular traffic within the premises upon which they are located. There shall be erected no more than three (3) such signs in each parking lot or more than one per entrance.
11. **Product/Operating Information Signs:** Any gasoline pump, telephone booth, and newsrack sign, provided any sign on such a device identifies only the product contained therein, or displays operating instructions, and the lettering does not exceed two inches (2") in height.
12. **Real Estate Signs:** A temporary sign which indicates that the property is for sale, rent or lease. Only one such sign is allowed on each street frontage of the property. Such a sign may be single or double faced and is limited to six (6) square feet or less, including any portions of the sign that hang off the bottom (e.g., price reduced, do not disturb occupant, in escrow, etc.) on property in all zone districts and shall not exceed six feet (6') in height as measured from the edge of the public right-of-way when freestanding. Such signs shall be affixed to the building in a secure manner using semi-permanent fasteners such as screws or nails. Use of tape or string, or draping on the outside of the building is not permitted. (Ord. 10-287, 6-14-2010)
13. **Residential Identification Signs:** One identification sign of not more than one square foot for a residence.
14. **Street Identification Signs:** Any street name and/or address stamped or painted on a curb.
15. **Temporary Festival Decorations:** Any temporary festival decoration or display, except one requiring a building, electrical or other permit (see definition of "temporary festival decoration" sign).

16. Temporary Signs:

A. One (1) temporary sign placed in a window advertising or announcing a civic event or function, a community service or an activity of a charitable or nonprofit organization. Such sign shall not exceed six (6) square feet.

B. One (1) temporary Fundraising Event Sign placed in a window or a planter, not to exceed six (6) square feet.

17. Traffic Safety Signs: Traffic control and directional signs or devices erected by local, county or state government.

18. Utility Signs: Signs erected by a public utility or common carrier to warn of dangers, such as the location of underground facilities.

19. Window Signs: Signs within eighteen inches (18") of the window and not affixed to the window, which do not exceed one square foot. (Ord. 06-263, 11-27-2006)

11-13-5: PROHIBITED SIGNS:

The following signs are prohibited and subject to immediate abatement by the City of Solvang's Code Enforcement Officer.

1. Attention Getting Devices:

A. **Signs which rotate, move, glare, flash, change, reflect, blink,** or appear to do any of the foregoing, except signs as designed in the old world style in the village area as determined by the board of architectural review.

B. **Animated signs** except as designed in the old world style in the village area as determined by the board of architectural review.

C. **Outdoor decorations, embellishments, ornaments or merchandise** used as an attention getting device, including, but not limited to: fabric, plastic, wood, balloons, paper, metal or merchandise attached or placed outside of a single commercial business, a shopping center or complex, except as approved by the board of architectural review in accordance with section [11-13-14](#) (Exceptions). Outdoor planters and temporary festival decorations shall not be considered as outdoor decorations.

D. Any **temporary sign outside of a building** or attached to the exterior of a building, including banners, pennants, placards, streamers, balloons or similar devices, except as provided in section [11-13-9](#).

E. **Signs visible from the public street** or parking lot attached or placed on merchandise or material stored outdoors.

F **Signs which cover or interrupt architectural features,** with the exception of approved temporary signs.

2. Awning or Canopy Signs: Signs on awnings or canopies, except on the valance and approved by the board of architectural review.

3. Banners: Banners which extend across public right of way, except by special permit issued by the city manager.

4. Billboards or billboard type signs.

5. Changeable Copy Signs: Signs containing changeable copy, except theater marquee signs, business directories, church, museum signs, gas price signs, restaurant menu display cases, chalkboards, and reader boards for full service hotels, as approved by the board of architectural review. Reader boards may be integrated into the ground or pole sign up to fifteen (15) square feet as additional signage to the maximum allowed upon board of architectural review approval. Reader board signs are allowed in Institutional zone districts only.

6. Hazardous Signs: Signs that create a hazard by obstructing clear views of pedestrian and vehicular traffic.

7. Inflatable signs.

8. Internally Illuminated Signs: Signs with internal illumination, except as permitted in section [11-13-7-1N](#) of this chapter.

9. Mobile Commercial Signs: No person shall park any vehicle on a public right-of-way or in a location on private property which is visible from a public right-of-way which has attached thereto or suspended therefrom any sign, except a sign painted directly upon, magnetically affixed to or permanently affixed to the body or other integral part of the vehicle. The primary use of such vehicles shall be in operation of the business and not in advertising or identifying the business premises. The vehicle shall not be parked for the sole purpose of advertising.

10. Neon and LED Signs: Neon and LED signs within the Village area, visible from the exterior of the building, with the exception of one of the following for a hotel/motel: "No", "Sorry No" or "Vacancy" sign.

11. Obscene Signs: Any sign displaying obscene, indecent or immoral matter.

12. Off-Premises Signs: Off-site commercial signs, except real estate signs, governed by California Civil Code section 713.

13. Pole Signs: Pole signs, with the exception of designs approved by the board of architectural review for single businesses having an appropriate setback and building frontage which exceeds one hundred (100) linear feet.

14. Portable Signs: Portable commercial signs, with the exception of approved Civic Event signs.

15. Roof Signs: Signs and any other graphics which extend, wholly or in part, above the eave line of a structure to which it is attached.

16. Second Floor Signs: Signs on second floors for businesses on the first floor, except as permitted in section [11-13-7-1J](#) of this chapter. (Ord. 06-263, 11-27-2006)

17. Signs which Block Ingress or Egress: Any sign, except as may be required by other code or ordinance, placed or maintained so as to interfere with free ingress or egress from any door, window or fire escape.

18. Signs without Permission of Owner: Signs erected without the permission of the owner, or his agent, of the property on which such sign is located.

19. Signs on Public Property: Any sign, other than a sign installed by a public agency or as approved by the city council, located in or on any public property, including sidewalks and parkways.

20. **Simulated Traffic Sign:** Any sign which by color, shape, wording or location, resembles or conflicts with any traffic control sign or device. Any sign containing red, yellow or green lights, within thirty feet (30') of a public right of way that could be confused with traffic signal lights.

21. **Signs on Trees, Poles, Etc.:** Any sign, generally of a temporary nature, posted or attached to trees, poles, stakes, fences or the exterior of a building or structures.

22. **Signs on Utility Poles or Traffic Control Devices:** Signs attached or placed adjacent to any utility pole, parking meter, traffic signpost, traffic signal, historical marker or any traffic control device.

23. **Window Signs:** Signs in the window, adhered to the glass, except for open, closed and hours, help wanted and temporary window signs approved by the Planning Director pursuant to section [11-13-11](#) of this chapter. Except decorative window painting and lettering pursuant to section [11-13-10E](#) of this chapter. (Ord. 06-263, 11-27-2006; amd. Ord. 07-272, 11-13-2007, eff. 12-13-2007)

11-13-6: PLANS FOR SHOPPING, OFFICE AND INDUSTRIAL COMPLEXES:

A. An **overall sign plan** shall be required for shopping centers, office complexes, industrial centers and shopping complexes in accordance with section [11-13-18](#) of this chapter. The owner of the real property shall apply for approval of an overall sign plan for a particular center or complex. Overall sign plans are subject to review and approval by the Board of Architectural Review. If no overall sign plan is on file, individual shops will be required to be reviewed on an individual basis.

B. All signs shall be in substantial compliance as determined by the Planning Director with the approved overall sign plan for the particular center. (Ord. 06-263, 11-27-2006)

11-13-7: SIGN STANDARDS

11-13-7-1: STANDARD REGULATIONS:

A. **Signs are to primarily serve to identify the name of the business.** Additional business specific information may be included (see definition of "business specific information").

B. **Business specific information is limited to six (6) words per sign.** If multiple signs are proposed, the same six (6) words are to be used. (For example, if three (3) signs are proposed, the signs may not have a total of 18 different descriptors.) Websites and telephone numbers will count as one word each.

C. If a **website** is proposed as part of the business specific information, it may not include "www" or "http://". (i.e., cityofsolvang.com)

D. **Within the Village Area, letter height** shall be limited to a maximum of eight inches (8"), except where it can be found that a larger letter height is consistent with building size, architecture or setback from public right-of-way as determined by the board of architectural review.

E. **Outside the Village Area, letter height** shall be limited to a maximum of ten inches (10"), except where it can be found that a larger letter height is inconsistent with building size, architecture or setback from public right-of-way as determined by the board of architectural review.

F. **A relocated sign shall be considered a new sign** and shall require review and approval by the board of architectural review for the new location.

G. **Sign color** must be consistent with the eighteenth century Danish/Northern European design theme as illustrated in the board of architectural review guidelines and is subject to approval by the board of architectural review. Day-Glo and neon colors are not permitted.

- H. **Architectural projections or sign structures** shall not increase the number or area of permitted signs, nor shall they be used as a device which is, in itself, a sign, unless such a sign is permitted under this chapter.
- I. **Sign structures shall be free of unsightly electrical or supporting features**, such as bracing, angle iron, guy-wires and cables. (Ord. 06-263, 11-27-2006)
- J. Individual **businesses located on the second or third floor of a building** will have the same criteria as those located on the ground floor. The total sign area for all signs shall be computed as specified in subsection A of this section. All signs must be located on the building level of business location (i.e., signs for a second/third floor business may not be hung on the first floor of the building).
- K. A **projecting, hanging or under canopy sign** must clear the nearest sidewalk by a minimum of seven feet (7'). Projecting signs may project no more than four feet (4') into the public right-of-way.
- L. A **kiosk** is permitted on private property in all nonresidential districts, subject to approval of the board of architectural review. Such signs on public property must be approved by the city council.
- M. **Externally illuminated signs** shall use top-mounted light fixtures which shine light downward and are fully shielded. Low lumen output lights are encouraged. Such lighting shall be approved by the board of architectural review. Landscape lighting shall not illuminate signage.
- N. Signs may be **internally illuminated**, with light directed through the letters set in an opaque background. Internally illuminated signs in the Village area are restricted to one (1) Vacancy/No Vacancy sign per hotel/motel and one (1) "Open" or "Serving" sign per primary food/beverage establishment only. (See definition of "Lighted Sign").
- O. **Churches, schools, and other public or semipublic facilities** may have one site sign not exceeding eighteen (18) square feet in area, provided that, except for the name of the premises, the lettering shall not exceed three inches (3") in height, and such signs in residential districts shall not be internally illuminated.
- P. **Display cases** are permitted with board of architectural review approval. Such display cases shall not exceed twenty (20) square feet. Any signage (i.e. name of business) within or on the display case, shall be calculated into total sign square footage allowed pursuant to Sections [11-13-8](#) and [11-13-9](#).
- Q. A **flat silhouette cutout** sign may be permitted within the Village area in addition to allowable square footage, provided that the following criteria are met:
1. Silhouette cutout sign shall be in conformance with the definition of a Symbol sign.
 2. Silhouette cutout sign shall require board of architectural review and approval.
 3. Silhouette cutout sign must be constructed of wood or metal only.
 4. The board of architectural review must determine that the size of the silhouette cutout sign is proportionate to the building or suite that the sign is proposed to enhance.
 5. Lettering shall not be allowed, except as a creative way to display verbiage which may be required by law.
 6. Silhouette cutout sign may not consist of original or reproduced photographic images.
- R. **Murals** are permitted in addition, if they conform with the design guidelines and are reviewed and approved by the board of architectural review.
- S. **Painted window borders** are permitted for each building frontage in accordance with the provisions outlined below:
1. Window painting is limited to around the outermost border only. No interior borders may be painted (i.e., interior borders on French paned windows).

2. Border may be one inch (1") wide for every foot of linear width of window. Design widths may vary, however no design shall exceed the allowable border width. (For example, a 6 foot wide window may have a 6 inch painted border.) Border shall be measured from the edge of the window. No designs shall be allowed within the center of the window. Maximum border width for windows wider than ten feet (10') shall be ten inches (10").
3. Designs must be consistent with the board of architectural review design guidelines and sign criteria.
4. Board of architectural review approved is required prior to any window painting.
5. If painting is done on the outside of the window, a sealer shall be applied.
6. Regular maintenance program required to maintain quality.

T. **Signs on benches** are allowed in addition, provided that the following criteria are met:

1. Bench style and sign design shall require board of architectural review and approval.
2. If proposed bench sign is identical to a previously approved sign on the building, such sign will not require separate BAR approval.
3. Business specific information is prohibited on bench signs.
4. Lettering is limited to one inch (1") in height.
5. Signage on benches is limited to businesses within Solvang, donors (i.e., "In Memory of"), and nonprofit organizations under IRS 501(c)3 status.
6. Benches bearing the name of a business must be located on or immediately contiguous to the property on which the business is located.
7. An encroachment permit shall be obtained from the City of Solvang (if within public right-of-way), and written permission from the contiguous property owner, and the business owner whose frontage will be affected.
8. Signage is limited to either the front or rear of the bench backing. Only one side is to be used for signage purposes.
9. A maximum of two (2) benches is allowed per entity.
10. The bench must be of sturdy design and safe for the intended purpose of providing seating for the general public. The person or entity installing the bench shall be responsible for its maintenance and repair and shall indemnify the city for any damages from injuries caused to any person using the bench. (Ord. 06-263, 11-27-2006)

11-13-7-2: CONSTRUCTION, MAINTENANCE AND DISPLAY PROCEDURES:

- A. Proper Sign Maintenance Required: Any sign, awning or umbrella erected and/or installed on any parcel of land within the city shall be properly maintained at all times. The business owner shall have the duty to keep all signs, awnings or umbrellas associated with such business in a state of good repair, and to see that the sign(s), awning(s) or umbrella(s) is not permitted to deteriorate or fall into disrepair to such an extent that it becomes dangerous or unsightly. Visible rot, mold or rust, falling or broken parts, peeling or faded paint, faded or torn fabric, missing letters, broken sign brackets or hangers, and unmaintained plantings in ground sign planters shall be prima facie evidence that a sign, awning or

umbrella is not in a state of good repair. No sign permit is required for repainting, cleaning and other normal maintenance and repair of a sign, awning or umbrella unless the structure, design, color or character is altered.

1. **Notice to Repair:** When the code enforcement officer determines that such a sign, awning or umbrella exists in a state of disrepair, he shall issue to the owner of the sign and/or business, a notice of such disrepair and the need for corrective action.

2. **Issuance of Citation:** If the sign and/or business owner takes no action within thirty (30) days, the code enforcement office shall issue a citation to correct the violation.

3. **Removal of Sign:** If the business owner still takes no action within ten (10) days after issuance of the citation, the sign, awning or umbrella shall be considered abandoned, and shall be removed by the property owner, after written notification from the city.

4. **Abandoned Signs:** Abandoned signs, awnings or umbrellas shall be removed by the property owner within five (5) days of notification by the city.

5. **Removal of Sign at Owner's Expense:** If the property owner fails to remove the sign, awning or umbrella as directed in subsection H1d of this section, an additional citation may be written and city code enforcement will remove the sign, awning or umbrella at the owner's expense. (Ord. 10-287, 6-14-2010)

11-13-7-3: MEASUREMENT CALCULATIONS:

A. Measuring Sign Area:

1. In order to calculate the size of a sign, the following provisions shall apply:

a. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline.

b. If the sign consists of individual letters attached directly to the building, wall or valance of an awning, the size is calculated by drawing a rectangle around each line of copy.

c. In the case of wall signs, the background area shall be included in the sign area measurements.

d. The identical faces of a double sided projecting, or hanging, pole or ground sign shall be counted only once for the purposes of calculating sign area.

e. If the sign is irregularly shaped, a box shall be drawn around the sign and used to calculate the square footage of the proposed sign.

B. Measuring Street Frontage: In computing street frontage for the purposes of determining whether the property is entitled to a ground sign. If the property abuts two (2) or more such streets, only one such street shall be used in computing the footage. In choosing between two (2) or more such streets, the street carrying the greater traffic shall be used in computing the footage, but if the traffic is equal on two (2) or more streets, the longer street frontage shall be used in computing the footage. (Ord. 06-263, 11-27-2006)

11-13-8: SIGN STANDARDS WITHIN THE TRC (VILLAGE AREA)

The following standards shall be applied to signs in the TRC zone district, notwithstanding the standards established by sections [11-13-7](#) and [11-13-10](#).

STANDARDS FOR EXTERIOR COMMERCIAL SIGNS IN THE VILLAGE AREA					
Maximum Square Footage of Signage Allowed	One square foot per linear foot of dominant building frontage and 1/2 of a square foot per linear foot of subordinate building frontage. Not less than twelve (12) square feet.				
Sign Colors	Consistent with eighteenth century Danish/Northern European design theme. Day-Glo and Neon colors are not permitted.				
Types of Signs Allowed	Maximum Size per Sign	Maximum Letter Height	Included in Overall Maximum Sq. Footage	BAR Required	Information
Wall Sign	7 Sq. Feet	8"	Yes	Yes	A wall sign placed in the space between windows shall not exceed more than $\frac{2}{3}$ the height of the window, or major architectural details related thereto.
Projecting Sign	7 Sq. Feet	8"	Yes	Yes	Must have 7' of clearance from the sidewalk and project no more than 4' beyond building façade.
Hanging or Under Canopy Sign	7 Sq. Feet	8"	Yes	Yes	Must have 7' of clearance from the sidewalk.
Awning Signs	None	5"	No	Yes	Letter Height for Two Descriptive Words = 3"
Window Lettering	N/A	6"	Yes	Yes	Shall not exceed 25% of window area. Limited to a single pane. Limited to business name and logo.
Accessory Sign	1 Sq. Feet	N/A	No	No	A separate unit displaying information. Must not be attached to another sign.
Symbol Sign (Projecting)	3 Sq. Feet	N/A	No	Yes	Lower edge of sign must be at least 7' from finished grade and project no more than 3' beyond building façade.
Chalkboard Changeable Menu	6 Sq. Feet	N/A	No	Yes	Primary food/beverage businesses only.
Menu Display Case	18" x 24"	N/A	No	Yes	Primary food/beverage businesses only.
Umbrellas and Umbrella Sign	N/A	5"	Yes	Yes	Up to 50% of umbrellas may include logo/lettering with BAR approval.
Ground Sign	30 Sq. Feet 6'-6" Max. Height	8"	Yes	Yes	For businesses with dominant frontage of 50' or more only.
Pole Sign	50 Sq. Feet 13'-0" Max. Height	8"	Yes	Yes	For businesses with dominant frontage of 100' or more only.
Directory Sign	If proposed as a Ground Sign, 6'-6" Max. Height	8"	No	Yes, except individual business signs.	For multiple occupancy buildings/shopping complexes only.
Flat Silhouette Cutout Sign	As determined by the BAR	8"	No	Yes	See section 11-13-7-1Q for specific regulations

11-13-9: SIGN STANDARDS OUTSIDE THE TRC ZONE DISTRICT:

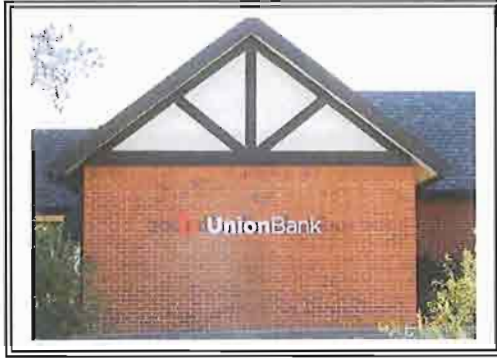
The following standards shall be applied to signs in the C-2, C-3, PO, I and M zone districts, notwithstanding the standards established by sections [11-13-7](#) and [11-13-10](#).

STANDARDS FOR EXTERIOR COMMERCIAL SIGNS OUTSIDE THE VILLAGE AREA					
Maximum Square Footage of Signage Allowed	One square foot per linear foot of dominant building frontage and 1/2 of a square foot per linear foot of subordinate building frontage. Not less than twelve (12) square feet.				
Types of Signs Allowed	Maximum Size per Sign	Maximum Letter Height	Included in Overall Maximum Sq. Footage	BAR Required	Information
Wall Sign	12 Sq. Feet	10"	Yes	Yes	A wall sign placed in the space between windows shall not exceed more than $\frac{2}{3}$ the height of the window.
Projecting Sign	12 Sq. Feet	10"	Yes	Yes	Must have 7' of clearance from the sidewalk and project no more than 4' beyond building façade.
Hanging or Under Canopy Sign	12 Sq. Feet	10"	Yes	Yes	Must have 7' of clearance from the sidewalk.
Awning Signs	None	5"	No	Yes	Letter Height for Two Descriptive Words = 3"
Window Lettering	N/A	6"	Yes	Yes	Shall not exceed 25% of window area. Limited to a single pane. Limited to business name and logo.
Accessory Sign	1 Sq. Feet	N/A	No	No	A separate unit displaying information. Must not be attached to another sign.
Chalkboard Changeable Menu	6 Sq. Feet	N/A	No	Yes	Primary food/beverage businesses only.
Menu Display Case	18" x 24"	N/A	No	Yes	Primary food/beverage businesses only.
Umbrella Sign	N/A	5"	Yes	Yes	Up to 50% of umbrellas may include logo/lettering with BAR approval.
Ground Sign	50 Sq. Feet 6'-6" Max. Height	10"	Yes	Yes	For businesses with dominant frontage of 50' or more only.
Pole Sign	50 Sq. Feet 13'-0" Max. Height	10"	Yes	Yes	For businesses with dominant frontage of 100' or more only.
Directory Sign	If proposed as a Ground Sign, 6'-6" Max. Height	10"	No	Yes, except individual business signs.	For multiple occupancy buildings/shopping complexes only.

11-13-10: SIGN STANDARDS BY TYPE

This section is intended to be used in conjunction with other standards contained in these Sign Regulations. In no case may the maximum square footage of total signage, size of signs, or their illumination levels, exceed the standards provided by Sections [11-13-8](#) and [11-13-9](#), except in accordance with section [11-13-13](#), Modifications.

A. Wall Signs



Signage Guidelines

WALL SIGN: A sign affixed in any manner to any exterior wall of a building or structure and which is parallel to and projects not more than twelve inches (12") at all points from the building on which it is located.

Within the Village Area, signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred.

A wall sign may be attached flat against or pinned away from the wall. A wall sign placed in the space between windows on the same story shall not exceed more than two-thirds (2/3) the height of the window, or major architectural details related thereto. A wall sign placed between windows on adjacent stories as part of an approved overall sign plan for a shopping complex shall not exceed two-thirds (2/3) the height between said windows.

1. Location and Number Permitted

One wall sign per building frontage, as allowed in accordance with square footage limits.

2. Size Limit

a. Within the Village Area

Maximum seven (7) square feet. Background area shall be included in the sign area measurements.

b. Outside the Village Area

Maximum twelve (12) square feet. Background area shall be included in the sign area measurements.

3. Illumination

Wall signs may be illuminated in accordance with section [11-13-7-1M](#) of these Sign Regulations.

B. Projecting Signs



Signage Guidelines

PROJECTING SIGN: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

Within the Village Area, signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred. Wrought iron brackets are to be specifically designed and in compliance with historic building designs.

A projecting sign must clear the nearest sidewalk by a minimum of seven feet (7'). Projecting signs may project no more than four feet (4') into the public or private right-of-way.

1. Location and Number Permitted

One projecting sign per building frontage, as allowed in accordance with square footage limits.

2. Size Limit

a. Within the Village Area

Maximum seven (7) square feet.

b. Outside the Village Area

Maximum twelve (12) square feet.

The identical faces of a double sided projecting or hanging sign shall be counted only once for the purposes of calculating sign area. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline. The support bracket is not included in the area of the sign.

3. Illumination

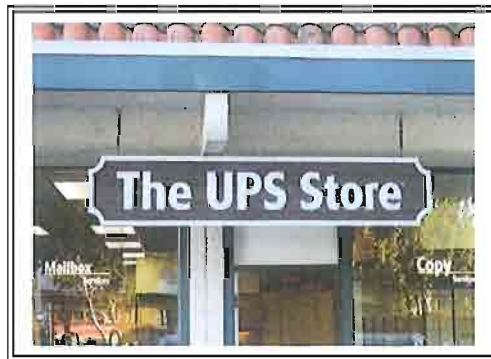
Projecting signs may be illuminated in accordance with Section [11-13-7-1M](#) of these Sign Regulations.

4. Symbol Sign (within Village Area only)

One (1) additional projecting sign may be permitted for each business as follows, and does not count towards total square footage of signage allowed:

1. Consisting of only a symbol relating to the activity on the premises.
2. Projecting no more than three feet (3') beyond the building façade.
3. Not exceeding three (3) square feet in sign area.
4. Not internally illuminated.

C. Under Canopy/Arcade Signs



Signage Guidelines

UNDER CANOPY/ARCADE SIGN: A hanging sign attached to and located below any eave, roof, canopy, awning or arcade.

Within the Village Area, signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred.

A hanging under canopy/arcade sign must clear the nearest sidewalk by a minimum of seven feet (7').

1. Location and Number Permitted

One under canopy/arcade sign per building frontage, as allowed in accordance with square footage limits.

2. Size Limit

a. Within the Village Area

Maximum seven (7) square feet.

b. Outside the Village Area

Maximum twelve (12) square feet.

The identical faces of a double sided projecting or hanging sign shall be counted only once for the purposes of calculating sign area. If the sign is enclosed by a box or outline, the area of the sign includes that portion of the sign comprised of said box or outline.

3. Illumination

Wall signs may be illuminated in accordance with section [11-13-7-1M](#) of these Sign Regulations.

D. Awning Signs



Signage Guidelines

AWNING SIGN: Any sign or graphic attached to, painted on, or applied to the valance of a canvas awning.

Awning signs shall include the name of the business on the front valance, not to exceed five inches (5") in height. Two (2) additional words of business specific information may be used per awning side (front, left, right, etc.) for a maximum of six (6) descriptive words total. Descriptions shall not exceed three inches (3") in height. Websites and phone numbers are prohibited on awnings. Such signage shall not be included into overall maximum square footage. (Ord. 06-263, 11-27-2006)

The use of awnings over doors and windows is encouraged where appropriate. Awnings shall have a minimum 4:12 pitch with a straight or slightly scalloped valance. Valances shall not exceed 8-1/2 inches in depth. Any alteration or deviation from this standard will be considered if found to be traditionally appropriate to the architecture of the building. Individual lettering in the traditional "old world" style is preferred.

If lettering on the valance of an awning needs to be changed, replacement of the valance or the use of a snap-on valance with the new lettering is encouraged.

1. Location and Number Permitted

See guidelines above.

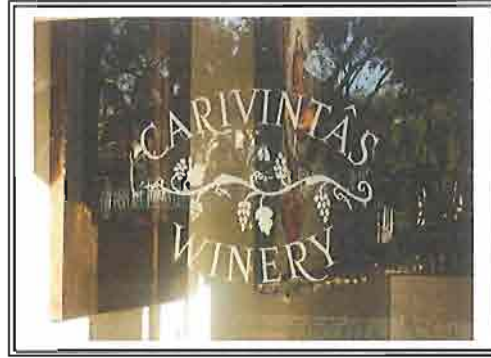
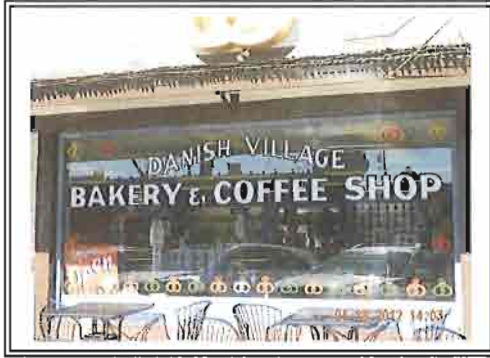
2. Size Limit

See guidelines above.

3. Illumination

Awning signs may not be illuminated.

E. Window Lettering



Signage Guidelines

WINDOW LETTERING: The name of the business or establishment painted directly on the inside or outside surface of a glass window. Only the name of the business and/or logo is permitted, and is calculated into the allowable square footage maximums.

Within the Village Area, individual lettering in the traditional "old world" style is preferred.

Must meet specific regulations (see below).

Each business may have window lettering for each building frontage in accordance with the provisions outlined below:

1. Only the name of the business and/or logo is permissible. No other wording or lettering is allowed.
2. The name of the business and/or logo shall be used only once per window.
3. If the window is paned (i.e., French windows), lettering is limited to a single pane. (For example, a word may not be spelled out with 1 letter in each pane extending across the window.)
4. Maximum letter height is six inches (6").
5. Lettering square footage shall be calculated within the allowable overall signage per building frontage.
6. Lettering shall not exceed twenty five percent (25%) of the window area.
7. Designs must be consistent with the board of architectural review design guidelines and criteria.
8. Board of architectural review approval required prior to any window lettering.
9. If lettering is done on the outside of the window, a sealer must be applied.
10. Regular maintenance program required to maintain quality.

F. Accessory Signs



Signage Guidelines

ACCESSORY SIGN: A separate unit displaying information (e.g. customer parking, upstairs, caution, open, shops, etc.) which is not attached to or supported from any other sign and not made a part thereof.

Accessory signs larger than the sizes specified in this section will be considered only if they are designed in conjunction with or made an integral part of the signage existing on the subject building or project and are approved by the board of architectural review as to size, location, and design.

1. Location and Number Permitted

One (1) per building facade.

2. Size Limit

One (1) square foot.

3. Illumination

Accessory signs may not be illuminated.

G. Chalkboard or Changeable Menu Signs



Signage Guidelines

CHALKBOARD SIGN: A changeable copy sign made up of a smooth, hard panel for writing on with chalk. Usually green or black. Does not include dry erase boards.

A chalkboard/changeable menu sign is permitted for restaurants, wine-tasting rooms, and other businesses whose primary business is food/beverage (see definition of "primary food/beverage business") pursuant to the following regulations:

1. For the advertisement of food and beverage, and entertainment items only.
2. The chalkboard may not exceed twenty four by thirty six inches (24" x 36") in size.
3. The board must either be attached to a wall, or on a pole in the ground or in a planter, or affixed to the building with hooks or other brackets to facilitate temporary use. The board shall not be leaned against a wall, fence, or otherwise portable and may not be located in the public right-of-way.
4. Copy may be changed without board of architectural review approval.

1. Location and Number Permitted

One sign per primary food/beverage business.

2. Size Limit

Maximum six (6) square feet, twenty four by thirty six inches (24" x 36").

3. Illumination

Chalkboard/Changeable Menu Signs may not be illuminated.

H. Menu Display Case



Signage Guidelines

MENU DISPLAY CASE: A permanently affixed structure or case that displays the menu for primary food/beverage businesses, behind glass or plastic.

Within the Village Area, signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred.

A restaurant menu may be displayed in the restaurant window but may not be affixed to the window pursuant to section [11-13-5-23](#) of this section. Menu display cases must be approved by the board of architectural review as to appearance and location.

1. Location and Number Permitted

Menu Display Case(s) are permitted in addition to allowable sign square footage with board of architectural review approval.

2. Size Limit

Maximum eighteen inches by twenty four inches (18" x 24").

3. Illumination

Menu Display Cases may be illuminated in accordance with section [11-13-7-1M](#) of these Sign Regulations.

I. Umbrella Signs



Signage Guidelines

UMBRELLA SIGN: Any sign or graphic attached to, painted on, or applied to, the fabric of an umbrella. Letter or logo height shall not exceed five inches (5").

Umbrellas are permitted for restaurants and other businesses whose primary business is food/beverage (see definition of "primary food/beverage business") pursuant to the following regulations:

1. Umbrellas must be approved by the board of architectural review as to quality, color and location.
2. If umbrellas are to be located within the public right-of-way, an encroachment permit is required from the Public Works Department.
3. All lettering or logos proposed on umbrellas must be included in overall square footage of signage.
4. Umbrellas shall be maintained in good condition and shall not be torn or faded.
5. If approved by board of architectural review, up to 50% of proposed umbrellas may contain matching lettering or logos.

1. Location and Number Permitted

As allowed by board of architectural review.

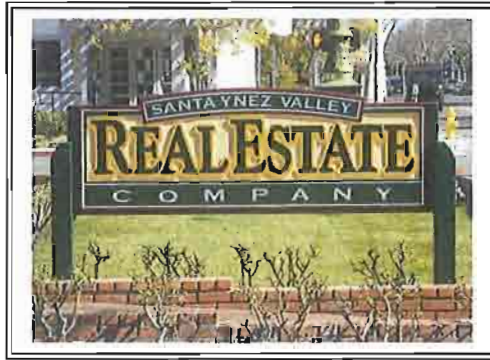
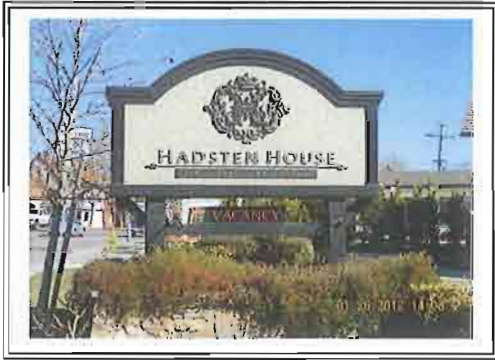
2. Size Limit

None.

3. Illumination

Umbrella signs may not be illuminated.

J. Ground Signs



Signage Guidelines

GROUND SIGN: Any sign advertising goods manufactured, produced or sold or services rendered on the premises upon which the sign is placed, or identifying in any fashion the premises of any owner or occupant, which is an integral part of a landscaped planter, and which is supported by one or two (2) posts offset to one side from the center of a solid base, the total height of which does not exceed six feet six inches (6'6") above grade, measured at the edge of the public right-of-way, or six feet six inches (6'6") above the base of the sign structure when the grade of the public right-of-way is at least three and one-half feet (3¹/₂') lower than the natural grade at the base of the sign, whichever is higher. In no case shall an artificial grade be established for the sole purpose of placing a sign at more than six feet six inches (6'6") above the grade at the edge of the public right-of-way.

1. Location and Number Permitted

One low freestanding sign to identify a shopping center or office building complex is allowed on each street frontage. Freestanding signs for individual businesses within a complex are not considered appropriate and will not be permitted.

a. Within the Village Area

Each business or shopping complex that has a sufficient setback from the right-of-way and at least fifty feet (50') of dominant building frontage, consistent with ordinance requirements, may have one ground sign not to exceed six feet six inches (6'6") above grade and is to be an integral part of a landscaped planter. Supporting posts must be architecturally treated or screened by landscaping. A ground sign which exceeds six (6) square feet in area shall not be located within seventy five feet (75') of any other ground sign. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety. Such signage shall be included into the overall allowed square footage.

b. Outside the Village Area

Each entrance or shopping complex that has a sufficient setback from the right-of-way and at least fifty feet (50') of dominant building frontage, may have one ground sign not to exceed fifty (50) square feet in total sign area. A ground sign which exceeds six (6) square feet in area shall not be located within seventy five feet (75') of any other ground sign. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety. Such signage shall be included into overall allowed square footage.

2. Size Limit

a. Within Village Area

Thirty (30) square feet in total sign area.

b. Outside Village Area

Fifty (50) square feet in total sign area.

3. Illumination

Lighting sources should be carefully considered so as not to cause a problem with excessive light and glare.

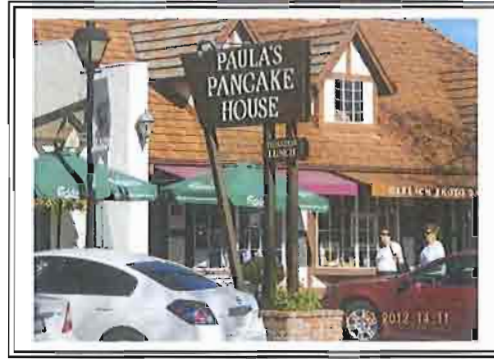
Signs may be internally illuminated with light directed through the letters set in an opaque background (see definition of "lighted sign").

Externally illuminated signs shall use top mounted light fixtures which shine light downward and are fully shielded. Low lumen output lights are encouraged. Such lighting shall be approved by the board of architectural review. Landscape lighting shall not illuminate signage.

a. Within Village Area

Internally illuminated signs in the Village Area are restricted to hotels/motels and primary food/beverage businesses only.

K. Pole Signs



Signage Guidelines

POLE SIGN: Any sign, other than a ground sign, which is supported by a raised planter at least 18" in height, erected on one or more upright(s) supported from the ground, the height of which is greater than six feet six inches (6'6") and no higher than thirteen feet (13') above grade at the edge of the public right-of-way, and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign.

Within the Village Area, signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred.

A pole sign is allowed for a single business with dominant building frontage of one hundred feet (100') or more. However, it may not exceed thirteen feet (13') above the grade and fifty (50) square feet of total sign area. The pole shall not be used in the sign area calculations, but shall be included to determine the overall height. Such signage shall be included into the overall allowable square footage.

1. Location and Number Permitted

One pole sign per business, as allowed in accordance with square footage limits.

2. Size Limit

Maximum fifty (50) square feet.

3. Illumination

Pole signs may be illuminated in accordance with Sections [11-13-7-1M](#) and [11-13-7-1N](#) of these Sign Regulations.

L. Directory Signs



Signage Guidelines

DIRECTORY SIGN: A group of signs clustered together in a single structure or compositional unit which directs attention to a business, industry, profession or service conducted on the premises where the sign is displayed. This sign is used to direct attention to several occupants of the same building, or shopping center.

Within the Village Area

Signs shall be designed to enhance the special character of the Village and the buildings on which they are placed. Individual lettering in the traditional "old world" style is preferred.

Signs for multiple occupancy buildings/shopping complexes may be on a directory, each sign on the directory shall not exceed two (2) square feet for each business. One directory sign is allowed for each entrance into a courtyard. A maximum of two (2) descriptive words and a directional arrow is permitted.

Outside the Village Area

Signs for multiple occupancy buildings and shopping complexes may be on a directory. Each sign on the directory shall not exceed one hundred forty four (144) square inches for each business. One directory sign is allowed for each entrance into a courtyard.

1. Location and Number Permitted

One directory sign per entrance into a courtyard.

2. Size Limit

None, except when Directory Sign is proposed as a Ground Sign, then regulations for square footage and height shall be in conformance with that allowed under Ground Signs.

a. Within Village Area

Individual business signs on Directory shall not exceed two (2) square feet.

b. Outside Village Area

Individual business signs on Directory shall not exceed one (1) square feet.

3. Illumination

Directory signs may be illuminated in accordance with section [11-13-7-1M](#) of these Sign Regulations.

11-13-11: STANDARDS FOR TEMPORARY SIGNS:

The following signage requires a land use clearance from the planning department to ensure size and time restrictions, as noted.

TRC Zone District (Village Area)	Commercial Zone Districts (Outside Village Area)
<p>A1. Grand Opening Signs: Signs announcing the opening of a new business, which in the aggregate do not exceed ten (10) square feet in size or twenty five percent (25%) of the window area, whichever is greater. Such signs shall be erected for no more than thirty (30) days prior to the scheduled opening of the business and shall be removed no later than thirty (30) days after the opening of the business.</p>	<p>A2. Grand Opening Signs: Signs announcing the opening of a new business, which in the aggregate do not exceed ten (10) square feet in size or twenty five percent (25%) of the window area, whichever is greater. Such signs shall be erected for no more than thirty (30) days prior to the scheduled opening of the business and shall be removed no later than thirty (30) days after the opening of the business.</p>
<p>B1. Sale or other Temporary Window Signs: A temporary window sign such as a "Sale" sign not exceeding the size of the window in which it is located. Such signs shall not be displayed for more than seven (7) consecutive days per event and not more than twenty-eight (28) total days per year. Professional design of the sign is encouraged. Such signs require approval by the Planning Department and a land use clearance, issued annually. The decision of the Planning Director may be appealed to the Board of Architectural Review. The Planning Department shall be notified at least twenty-four (24) hours in advance of display dates.</p>	<p>B2. Sale or other Temporary Window Signs: A temporary window sign not exceeding four (4) square feet, or twenty five percent (25%) of the window area of each facade, whichever is greater, is permitted. Such signs require a permit, unless the sign is otherwise exempt from the permit requirements of this chapter. Such signs shall not be displayed for more than thirty (30) consecutive days nor for more than a total of sixty (60) days per calendar year. Only one face of a double faced temporary window sign with parallel opposing faces, and bearing identical copy, shall be used in computing the area.</p>
<p>C1. Non-Civic Event Sign: One temporary non-civic event sign announcing a special event may be displayed for up to three (3) consecutive days per event and not more than thirty-six (36) total days per year. Such signs require approval by the Planning Department and a land use clearance, issued annually. The decision of the Planning Director may be appealed to the Board of Architectural Review. The Planning Department shall be notified at least twenty-four (24) hours in advance of display dates. The following size limitations shall apply: 1. Businesses with up to 50 linear feet of building frontage shall be allowed a sign of six (6) square feet, 2. Businesses with between 50 to 100 linear feet of building frontage shall be allowed a sign of twelve (12) square feet, and 3. Businesses with over 100 linear feet of building frontage shall be allowed a sign of eighteen (18) square feet.</p>	<p>C2. Non-Civic Event Sign: One temporary non-civic event sign announcing a special event may be displayed for up to three (3) consecutive days per event and not more than thirty-six (36) total days per year. Such signs require approval by the Planning Department and a land use clearance, issued annually. The decision of the Planning Director may be appealed to the Board of Architectural Review. The Planning Department shall be notified at least twenty-four (24) hours in advance of display dates. The following size limitations shall apply: 1. Businesses with up to 50 linear feet of building frontage shall be allowed a sign of six (6) square feet, 2. Businesses with between 50 to 100 linear feet of building frontage shall be allowed a sign of twelve (12) square feet, and 3. Businesses with over 100 linear feet of building frontage shall be allowed a sign of eighteen (18) square feet.</p>

11-13-12: SIGN PERMITS: APPLICATION AND PROCESSING PROCEDURES:

A. Application and Fee:

1. Any person desiring to construct, maintain or display a sign for which a land use clearance is required shall submit an application, the necessary submittal fee and submittal requirements to the planning department. An application form and a list of submittal requirements shall be provided by the planning department. The fee shall be set by resolution of the city council.
2. Except for the signs stated in section [11-13-4](#) of this chapter, on any parcel of land within the city, no sign shall be erected, applied, installed, affixed, altered, relocated or projected as an image and no copy shall be changed, except on approved changeable copy signs, without a land use clearance first issued by the planning director, or his or her designee.
3. Certain signs requiring a land use clearance may be approved by the planning director without any further discretionary review by the board of architectural review. Any such signs that may be approved by the planning director shall be determined by the board of architectural review in their guidelines as approved by the city council and as stated in section [11-13-11](#). The planning director may refer any such signs to the board of architectural review.

B. Processing Applications:

1. The planning department staff shall review the application and materials and determine completeness within five (5) working days from the date of filing. For signs allowed to be approved by the planning director, action to approve, conditionally approve or deny the application shall be within (10) working days from the acceptance date of the application.
2. No sign application will be accepted if any of the following provisions apply:
 - a. The sign has been installed in violation of the provisions of this chapter and the application does not include an affidavit signed by the property owner providing that the signs will be brought into conformance regardless of the consequences of the submitted application.
 - b. The sign permit application is substantially the same as an application previously denied by the planning director or the board of architectural review, or on appeal by the city council, unless:
 - (1) Twelve months have elapsed from the date of the decision on the application, or
 - (2) New evidence of proof of changed conditions is furnished in the new application.

C. Review by Board of Architectural Review:

All applications for a sign approval except as permitted in subsection A3 of this section shall be reviewed by the board of architectural review prior to the issuance of a land use clearance. The board of architectural review shall take action to approve, conditionally approve or deny the application at the next available board of architectural review meeting.

D. Sign Review Criteria/Findings:

1. In reviewing a sign permit application the following criteria shall be considered:
 - a. The sign is in proportion to and visually consistent with the architectural character of the building.
 - b. There is no needless repetition, redundancy or proliferation of signage.
 - c. The sign does not obscure from view or unduly detract from existing signage.
 - d. The size, shape, color and placement of the sign and any lighting is compatible to and harmonious with the building which it identifies and with the area in which it will be located.

2. If the sign permit application satisfies the above criteria and complies with the other provisions of this chapter, it shall be approved.
- E. Fees: A fee, as set by a resolution of the city council, shall be paid at the time of application to cover the cost of processing.
- F. Appeals: The applicant or any interested person may appeal decisions concerning sign applications as follows:
1. Appeals to the Board of Architectural Review: Any action regarding signs by the planning director may be appealed by the applicant or any interested party to the board of architectural review. Said appeal shall be in writing, shall state the reasons for the appeal and shall be filed with the planning department within ten (10) calendar days of the decision. A hearing shall be held by the board of architectural review within thirty (30) days of the date of the filing of the appeal.
 2. Appeals to the City Council: Any action of the board of architectural review may be appealed by the applicant or any interested party to the city council, pursuant to title 1, chapter 6 of this code.
 3. Judicial Review: An action of the city council is subject to judicial review under California Code of Civil Procedure 1094.8. Any such action must be commenced no later than ninety (90) days after notice of a city council decision.
- G. Expiration: An application which has been approved by for which no land use clearance has been issued, shall expire after six (6) months from the date of approval. A six (6) month extension may be granted by the planning director if the application is in substantial compliance with the approved application. (Ord. 06-263, 11-27-2006)

11-13-13: MODIFICATIONS:

- A. Modification Of Sign Regulations: Signs that exceed the sizes permitted in this chapter may be permitted when the board of architectural review finds that the proposed sign is harmonious in relation to the size and location of the building on which it will be placed and the size and location of the area on which the building is constructed. Ground signs or pole signs, as allowed, that exceed sizes, heights and numbers permitted may be permitted when the board of architectural review finds that the proposed size, height or number is architecturally harmonious in relation to the size and location of the shopping center, so long as the totals do not exceed thirteen feet (13') high and fifty (50) square feet in sign area.
- B. Applications: Applications for modifications shall be made to the planning/community development department on forms provided thereof. A list of necessary application materials shall be provided by the planning/community development department. All applications shall contain the information as required by the Planning Director. Applications shall be signed by the owner of the property on which the sign is to be placed or by the tenant of said property with a statement of consent to the approved modification signed by the owner of the property.
- C. Fee: A fee, as set by resolution of the city council, shall be paid with the application to cover the cost of processing.
- D. Hearing: The board of architectural review shall consider the application at a hearing. Notice of the time and place of the hearing shall be given by mail prior to the hearing to the applicant and the owner of the property, if not the applicant.
- E. Appeals: Any decision of the board of architectural review on a modification may be appealed by the applicant or any interested party to the city council, pursuant to [title 1, chapter 6](#) of this code. (Ord. 06-263, 11-27-2006)

11-13-14: EXCEPTIONS TO SIGN STANDARDS:

- A. Exceptions to Sign Standards: Unusual site conditions or other design factors may warrant signs not otherwise permitted by these regulations.
- B. Applications: Applications for modifications shall be made to the planning department on forms provided thereof. A sign permit application which includes a request for exceptions to standards established by these regulations is subject to board of architectural review and shall include the reasons for the request. All applications shall contain the information as required by the Planning Director.
- C. Owners Signature: Applications shall be signed by the owner of the property on which the sign is to be placed or by the tenant of said property with a statement of consent to the approved modification signed by the owner of the property.
- D. Fee: A fee, as set by resolution of the city council, shall be paid with the application to cover the cost of processing.
- E. Hearing: The board of architectural review shall consider the application at a hearing. Notice of the time and place of the hearing shall be given by mail prior to the hearing to the applicant and the owner of the property, if not the applicant.
- F. Findings for Approval of an Exception: Granting an exception to the sign regulations must be based on at least one of the following findings:
 - 1. There are exceptional or unusual circumstances applying to the property involved which do not apply generally to properties in the vicinity with the same zoning, such as, but not limited to:
 - A. The presence of a legal, nonconforming use;
 - B. Visual obstructions;
 - C. Unusual building location or setback;
 - D. Unusual building design, architectural style, or historic significance.
 - 2. The sign for which an exception is requested is a nonconforming sign that acts as a neighborhood landmark or focal point while not disrupting views of prominent community landscape features. When granting an exception, the board of architectural review shall require that as many nonconforming elements of the sign as possible be eliminated while allowing its basic form and character to remain.
 - 3. The exception is consistent with the intent and purpose of the sign regulations (see Section 11-13-2) and will not constitute a grant of special privilege or entitlement inconsistent with limitations applied to other properties in the vicinity with the same zoning.
 - 4. The sign exception is for superior design and will not result in visual clutter and is consistent with the intent and purpose of these sign regulations.
- G. Appeals: Any decision of the board of architectural review on an exception may be appealed by the applicant or any interested party to the city council, pursuant to [title 1, chapter 6](#) of this code. (Ord. 06-263, 11-27-2006)

11-13-15: NONCONFORMING SIGNS:

A. Definitions:

LEGALLY IN EXISTENCE: Any sign which has a valid land use clearance or building permit on file with the city or county of Santa Barbara building department on or before the effective date of this chapter.

NONCONFORMING SIGN: Every sign legally in existence on the effective date of: 1) the ordinance adopting this chapter; or 2) any ordinance amending this chapter which violates or does not conform to the provisions of such ordinance or any such amendment.

B. General Provisions: A nonconforming sign may not be:

1. Changed to another nonconforming sign, except for face changes.
2. Structurally altered. The removal of menu boards, Neon signs and ancillary signs shall not be deemed a structural alteration.
3. Expanded.

C. Removal:

1. Any sign installed after the effective date of: a) the ordinance adopting this chapter; or b) an ordinance amending this chapter which does not comply or does not have the required land use clearance or building permit, is an illegal sign. Such signs shall be removed or made to conform within ten (10) days of written notice from the planning/community development department.
2. Any sign erected on or before the effective date hereof which does not have a valid land use clearance or building permit on file with the city or the county of Santa Barbara building department, is an illegally erected sign. Such signs shall be removed or made to conform to the provisions of this chapter within one year of the date of written notice from the planning department or immediately upon change of use, owner or lessee of the premises.
3. A sign which does not conform to the provisions of this chapter, but which was legally erected and was maintained on or before June 12, 1980, and which did not conform to the regulations in effect at that time, shall be removed or made to conform within one year after written notice from the planning department, or immediately upon change of use, owner or lessee of the premises.
4. Exceptions to the provisions of this section shall be granted by the board of architectural review upon the application of any owner of an on site sign who presents substantial evidence showing the following:
 - a. There are exceptional circumstances applicable to the property on which the nonconforming sign is located, including size, shape, topography, location or surroundings, which make it practically impossible to effectively identify the property to the public if strict application of all the provisions of this chapter is required; or
 - b. The sign possesses unique features which make it a significant part of the historical heritage of the area in which it is located.
5. Denial of a request for an exception may be appealed pursuant to the provisions of [title 1, chapter 6](#) of this code.

6. A relocated sign shall be considered a new sign. (Ord. 06-263, 11-27-2006)

11-13-16: NONCURRENT, ABANDONED OR UNSAFE SIGNS:

A. Noncurrent and Unsafe Signs:

1. Noncurrent: Any sign, including its supporting structure, which no longer identifies the current occupant or which otherwise fails to serve its original purpose after a lapse of three (3) months shall be deemed to be a public nuisance and shall be removed by the owner of the property on which it is located upon ten (10) days' written notice by the planning department.

2. Unsafe: Any sign that, in the opinion of the city building official, is unsafe or insecure, shall be deemed a public nuisance and shall be corrected or removed, together with any supporting structure, by the owner of the property on which the sign is located, within ten (10) days' written notice by the city building official or planning department.

3. Failure To Abate: In the event the property owner has not begun removal of the sign and its supporting structure within the time limits set forth in subsections A1 and A2 of this section, the Planning Director, as determined by the building official, shall cause to be filed for recordation with the county recorder, a notice of intention to record a notice of order to abate describing the real property, naming the property owner thereof, describing the violation and giving notice of a city council hearing. The building official shall give written notice by personal delivery or mail to the property owner that the city intends to carry out the removal of the sign and supporting structure and have the cost of said removal be made a charge against the property owner and lien against the property, unless the sign is removed, repaired or reconstructed so as to eliminate the condition that is in violation of this chapter. The building official shall also advise the property owner that he has a right to a scheduled hearing before the city council for the purpose of final determination that the sign is "noncurrent" or "unsafe" as defined under this section. Said hearing shall begin no later than thirty (30) days after the date of personal delivery or mailing of the notice and may be continued by the city council.

B. Findings: Upon completion of the hearing, the city council shall find as to the fact that the sign is a noncurrent or unsafe sign and upon such fact being found shall determine that the sign shall be removed, repaired or reconstructed by the property owner within a prescribed time or the city shall cause the sign and supporting structure to be removed. Said determination shall be made based upon the evidence presented and a report from the Planning Director, as determined by the building official, or their designee, regarding the existing condition of the sign, the estimated costs of repair, reconstruction and/or removal. If the city council makes such determination, written findings and an order shall be approved. After said hearing, the city clerk shall cause to be filed for record a notice of order to abate with the county recorder and shall give all parties who have a recorded interest in the property notice of such recordation by mail.

C. Duties Of Public Works Director: The public works director shall, after completion of the hearing and approval of the findings by the city council that the sign is noncurrent or unsafe and after the failure of property owner to remove, repair or reconstruct the sign within the prescribed time set forth in the necessary services by contract, dispatch city forces to carry out the removal of the sign and its supporting structures as directed by the city council. A record shall be kept of all costs incurred by the city, including time spent for the preparation of plans and the supervision of the work to carry out the removal of the sign and supporting structure. Upon completion of said efforts, the public works director shall file a report with the city council as to the costs incurred. The property owner shall be provided a copy of said report, notice of a hearing before the city council, and an opportunity to appear before the city council to be heard regarding the reasonableness of the costs incurred by the city.

D. Costs Borne By Property Owner: Upon completion of the hearing before the city council as to the reasonableness of the costs, the city council shall determine the reasonable costs incurred by the city to remove the noncurrent sign and the property owner shall be advised of said amount which shall be

due and payable to the city. Upon request of the property owner, the city may agree to a mutually acceptable payment schedule.

- E. Lien: In the event the amount to be due and payable to the city is not paid within thirty (30) days after the determination by the city council or as otherwise agreed, said amount shall become a charge against the property involved. The public works director shall thereafter cause the amount of said charge to be recorded on the assessment roll as an assessment and lien against and upon the property. Any portion of said assessment remaining unpaid after the due date for payment thereof shall be subject to the penalties and proceedings then in effect for property taxes due within the city.
- F. Interest Charges: The city shall be entitled to interest at the rate applicable for unpaid taxes on all costs incurred by the city as determined pursuant to subsection D of this section. (Ord. 06-263, 11-27-2006)

11-13-17: ENFORCEMENT AND PENALTIES:

A. Planning Director To Enforce: It shall be the duty of the planning director, or his/her designee, to enforce this chapter with respect to all signs existing on the effective date of this chapter, and to all signs constructed, maintained, displayed or altered after the effective date of this chapter, and for any signs installed contrary to the approved plans or to any conditions imposed by the board of architectural review.

1. Every sign erected in the city shall be subject to inspection by the planning director, or his/her designee, to ensure compliance with all provisions of this sign ordinance or city building official to ensure compliance with all applicable building codes.

2. The planning director, or his/her designee, shall conduct an inventory of all signs in the city for the purpose of identifying signs that are illegal or unlawfully installed and signs that are noncurrent, abandoned or unsafe.

3. The planning director or any of his/her designees shall have the right to enter upon any premises upon which any sign has been erected to enforce compliance with the provisions of this chapter and to cause the removal of any sign maintained in violation of this chapter.

B. Penalties: Any person who violates the provisions of this chapter shall be subject to the penalties described in [title 1, chapter 3](#) of this code. (Ord. 06-263, 11-27-2006)

11-13-18: OVERALL SIGN PLANS:

11-13-18-1: OVERALL SIGN PLANS OUTSIDE VILLAGE AREA:

Overall sign plans outside the Village area for shopping centers, office complexes and industrial centers shall be as follows:

A. For each business, one wall sign shall be permitted on each frontage.

1. For a dominant building frontage (see definition of "building frontage") the sign shall not exceed one-eighth ($\frac{1}{8}$) of the square footage of the building facade of that portion of the first floor occupied by the business and upon which the wall sign is to be located, or twenty four (24) square feet of sign area.

2. For a subordinate building frontage (see definition of "building frontage") the sign shall not exceed one-sixteenth ($\frac{1}{16}$) of the square footage of the building facade of that portion of the first floor occupied by the business and upon which facade the wall sign is to be located or twelve (12) square feet of sign area.

B. For places of public entertainment where the public attraction is constantly changing, e.g., theaters and auditoriums, changeable copy may be used on wall signs and wall signs may exceed the permitted size if so determined by the board of architectural review.

C. One under canopy sign or facade sign for each business having an entrance under or offering service under the canopy or arcade shall be permitted. If there is no canopy or arcade, a projecting sign for each business may be permitted.

1. Under canopy, arcade or projecting signs shall not exceed six (6) square feet in sign area. The board of architectural review may approve a larger or smaller sign if it is determined that such signs are architecturally harmonious in relation to the size and location of the building area occupied by the business and the center for which the overall sign plan is proposed.

2. The lower edge of the sign must be at least seven feet (7') above finished ground level.

D. One ground sign for each center shall be permitted as follows:

1. The center shall have a street frontage of at least seventy five feet (75').

2. The ground sign shall only identify the center and may not advertise or identify any business or service conducted or merchandise sold within the center.

3. No changeable copy may be used.

4. The ground sign shall not exceed thirty (30) square feet of sign area.

5. The height of the ground sign shall not exceed six feet (6'). Height shall be measured from the top of curb of the improved portion of the public right-of-way to which the property has access and more specifically, from that point which is closest to the sign.

6. No part of the sign or sign structure shall project over the street right-of-way.

7. The base of the supporting structure shall be at least two feet (2') from the street right-of-way line and shall be included into sign area calculations. Locations at corners must be approved by the city engineer for site visibility and safety.

8. Prior to the issuance of a sign permit, ground signs on corner street intersections shall be approved by the city engineer to ensure the placement of the sign will not adversely affect traffic or pedestrian safety.

9. More than one ground sign, a larger sign, or a higher sign, may be permitted if approved by the board of architectural review as a modification, pursuant to subsection [11-13-13](#) of this chapter.

E. Directory signs may be provided for each entrance to the center. Each sign on the directory may be up to two (2) square feet. A maximum of two (2) descriptive words and a directional arrow is permitted.

F. Awning signs may be permitted in accordance with this section [11-13-10D](#). (Ord. 06-263, 11-27-2006)

11-13-18-2: OVERALL SIGN PLANS WITHIN VILLAGE AREA:

Overall sign plans are required for shopping complexes inside the Village area. Such signs shall conform with section [11-13-8](#) of this chapter. (Ord. 06-263, 11-27-2006)

11-13-19: DEFINITIONS:

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

ACCESSORY SIGN: A separate unit displaying information (e.g., customer parking, upstairs, caution, open, shops, etc.) which is not attached to or supported from any other sign and not made a part thereof.

ANIMATED SIGN: A sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

ARCADE: A permanent roofed structure, attached to the building, projecting over public and/or private property, and partially enclosed and supported by supports located on public property.

ARCADE SIGN: See definition of Under Canopy Sign.

ARCHITECTURAL FEATURE: Any reveal, window frame, recessed area, door, detail, surround or other feature that is part of any building, or is a specific element of a recognized historical style of architecture.

ARCHITECTURAL PROJECTION: A projection not intended for occupancy and which extends beyond the face of an exterior wall or roof of a building, but not including signs.

AWNING SIGN: Any sign or graphics attached to, painted on or applied to the valance of a canvas awning.

BANNER: A bunting or other flexible sign characteristically supported at two (2) or more points and hung on a building or otherwise suspended down or along its face, or across any public streets of the city. The banner may or may not include copy or other graphic symbols.

BENCH SIGN: Any sign painted or engraved on or otherwise attached to a bench.

BILLBOARD: A freestanding off premises sign.

BOARD OF ARCHITECTURAL REVIEW: A review panel appointed by the city council whose function is to review and approve, conditionally approve or deny all sign applications (aka BAR).

BUILDING FACADE: That portion of any exterior elevation of a building extending from grade to the eaves or the top of the parapet wall and the entire width of the building elevation.

BUILDING FRONTAGE: The width of any face of a building.

Dominant Building Frontage: The principal frontage of a building where its main entrance is located or which faces the street on which its address is located.

Subordinate Building Frontage: Any frontage other than the dominant frontage.

BUSINESS SIGN: An on premises sign.

BUSINESS SPECIFIC INFORMATION: Information that describes either the goods or services that are provided, or how one may contact that business (i.e., street addresses, websites, and/or phone numbers).

CANOPY: A permanent roof structure which may be supported in whole or in part by a building.

CANOPY SIGN: See definition of Under Canopy Sign.

CHALKBOARD SIGN: A changeable copy sign made up of a smooth, hard panel for writing on with chalk. Usually green or black. Does not include dry erase boards.

CHANGEABLE COPY SIGN: A sign so constructed that the copy can be readily changed by use of movable or erasable letters or symbols.

CIVIC EVENT: A citywide event or public gathering sponsored by a governmental, community, or special interest group for the direct benefit or temporal good of the community and/or City of Solvang.

Designated civic events include Julefest, Danish Days, Fall Fest, Third Wednesday, Oktoberfest, Fourth of July, or any other event designated a civic event by the City Manager.

CIVIC EVENT SIGN: A sign, other than a commercial sign, posted to advertise a noncommercial, not for profit organization or event that directly benefits the community and/or City of Solvang, as determined by the Planning Director (see section [11-13-4-1](#) of this chapter).

COMMERCIAL SIGN: Any physical form of visual communication, including any object with or without any lettering, a symbol, logo or banner, other than a mural, which is intended to attract attention to a commercial activity, business, commodity, service, entertainment or attraction sold or offered, and which is to be viewed from public streets, public parking areas or private exterior areas. It shall include all parts, portions, units and material composing same, together with illumination, frame, background, structure and support and anchorage thereof.

CONSTRUCTION SIGN: A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.

COURTYARD: A building designed in such a manner as to have an interior court surrounded by three (3) or more sides.

DANISH ART: A generic Danish symbol such as a flag, shields or similar art incorporated into the design of a sign, which does not identify the type of business, product sold or copyright symbol and contributes to the Village theme.

DIRECTIONAL AND INFORMATIONAL SIGN: A sign designed to guide or direct pedestrians or vehicles.

DIRECTORY SIGN: A group of signs clustered together in a single structure or compositional unit which directs attention to a business, industry, profession or service conducted on the premises where the sign is displayed. This sign is used to direct attention to several occupants of the same building, shopping center, or complex.

DISPLAY CASE: A case, cabinet or other device having a window of glass or other transparent material, or opening, access to which is made from other than within a structure or building, and is attached to a wall or structure. Such case shall not be portable.

DISTRICT: An area designated by a zoning ordinance of the city to be subject to certain land use regulations (aka Zone District).

DOUBLE FACE SIGN: A sign limited to two (2) display surfaces containing the same copy, backed against, parallel to, and not more than eighteen inches (18") between each other, one face of which is designed to be viewed from one direction and the other face from the opposite direction. Both identical sides shall be counted only once for the purposes of determining sign area.

EAVE: That portion of the roofline extending beyond the building wall, a canopy attachment on the wall having the simulated appearance of an eave, or the lowest horizontal line of any roof.

ERECT: To build, construct, attach, hang, place, suspend, affix or fabricate, which shall also include painting of wall signs and window signs or other graphics.

EXTERIOR LIGHTING: Artificial illuminating devices, outdoor fixtures, lamps and other similar devices, permanently installed or portable, used for flood lighting, general illumination or advertisement.

FARM ORGANIZATION SIGN: A sign used only for the purposes of indicating membership in a farm organization, such as Cattlemen's Association, 4-H Club, Farm Bureau.

FLAG: A piece of fabric of distinctive design that is used as a symbol of a nation, state, city, agency, corporation or person, or as a signaling device and is usually displayed hanging from a staff or halyard to which it is attached by one edge.

FLAT SILHOUETTE CUTOUT SIGN: A flat sign constructed of wood or metal depicting a figure, shape or character which symbolizes the spirit of the business which it represents and displays necessary or legal information (see section [11-13-7-1Q](#) of this chapter).

FREESTANDING SIGN: See definition of Ground Sign.

FULLY SHIELDED: Outdoor light fixtures with a solid barrier that emit no light rays above the horizontal plane and effectively obscure the visibility of the lamp.

FUNDRAISING EVENT: A special event sponsored by a business to generate publicity or raise money for a non-profit or charitable organization.

FUNDRAISING EVENT SIGN: A commercial sign advertising a fundraising event (see section [11-13-4-16B](#) of this chapter).

GATE OR ENTRANCE SIGN: A sign attached to an entrance gate or entrance structure to a residential building site or residential subdivision, or commercial complex, which identifies the site, subdivision or complex.

GOVERNMENTAL SIGN: A sign required to be maintained or posted by law or governmental order, rule or regulation.

GROUND SIGN: Any sign advertising goods manufactured, produced or sold or services rendered on the premises upon which the sign is placed, or identifying in any fashion the premises of any owner or occupant, which is an integral part of a landscaped planter, and which is supported by one or two (2) posts offset to one side from the center of a solid base, the total height of which does not exceed six feet six inches (6'6") above grade, measured at the edge of the public right-of-way, or six feet six inches (6'6") above the base of the sign structure when the grade of the public right-of-way is at least three and one-half feet (3¹/₂') lower than the natural grade at the base of the sign, whichever is higher. In no case shall an artificial grade be established for the sole purpose of placing a sign at more than six feet six inches (6'6") above the grade at the edge of the public right-of-way.

HANGING SIGN: A sign attached to and located below any eave, roof, canopy, awning or arcade. (Also see Under Canopy Sign.)

HAZARD WARNING SIGN: A temporary sign warning of construction excavation or similar hazards as long as the hazard exists.

INTERIOR COURTYARD SIGN: Any sign within a courtyard wall or cluster of shops, which is open to the sky and is open to the public, but not necessarily visible from the public right-of-way.

KIOSK: A small, freestanding structure permanently affixed to the ground, requiring a building permit, which may have one or more surfaces used to display temporary advertising signs.

LETTER HEIGHT: The height of a letter from its bottom to its top including any applied shadow line.

LIGHTED SIGN:

- A. A sign which illuminates each sign face from a lighting source outside the sign itself.
- B. An interior lighted sign where the background is opaque (non-glare matte finish), the lighting source is not directly visible and light is emitted through the letters only. The thickness of the sign shall not exceed eighteen inches (18").
- C. Pinned off letter with lighting source emitted from behind the letter and reflected from the wall surface. The lighting source shall not be visible.

LOGO SIGN: Prefabricated or custom made signs bearing a brand name, registered trademark or logo. Logos are restricted to forty percent (40%) of the total area for each sign.

LUMENS: Amount of light emitted by a lamp (light bulb).

MARQUEE: A permanent roof structure attached to and entirely supported by a wall of a building, having no connection or relationship with the roof of the building to which it is attached.

MARQUEE SIGN: Any sign that is an integral part of a marquee.

MENU DISPLAY CASE: A permanently affixed structure or case that displays the menu for primary food/beverage businesses, behind glass or plastic (see section [11-13-10-H](#) of this chapter).

MOBILE SIGN: A sign on a vehicle advertising goods, service or entity other than that for which the vehicle is principally used.

MONUMENT SIGN: See Ground Sign.

MURAL: A painting or picture applied to and made part of a wall which may be pictorial or abstract, and is characteristically visually set off or separated from the background by color or architectural environment.

NO TRESPASSING SIGN: A sign prohibiting or restricting access to property.

NON-CIVIC EVENT: A for-profit special event sponsored by a business.

NON-CIVIC EVENT SIGN: A commercial sign advertising a for-profit special event directly benefitting the business at which the sign is located, not including temporary Sale signs. (see sections [11-13-11-C1](#) and [11-13-11-C2](#) of this chapter.)

NONCOMMERCIAL SIGN: Any physical form of visual communication, including any object with or without any lettering, a symbol, logo or banner, which is intended to convey a noncommercial message of social, educational, agricultural, religious or charitable commentary.

OFF PREMISES SIGN: A commercial sign not located within the shopping complex occupied by the business or entity indicated or advertised by said sign.

OFFICE COMPLEX: A group of contiguous businesses, which employ a homogeneous design theme as a common perimeter treatment.

OFFICIAL SIGN: An official federal, state, and/or local sign and notice issued by any court, person or officer in performance of a public duty.

ON PREMISES SIGN: A sign containing copy relating only to the business, product, service or activity conducted or sold within the shopping complex as that on which the sign is located.

OPEN HOUSE SIGN: A temporary sign identifying an open house location.

OUTDOOR DECORATION: Any decoration, embellishment or ornament used as an attention getting device, including, but not limited to: fabric, plastic, wood, balloons, paper, metal or merchandise.

PARAPET: A low wall or railing used to protect the edge of a roof, also called a parapet wall.

PARAPET SIGN: Any sign or other graphic attached to a parapet, ramada, or other similar structure.

PARKING LOT/DIRECTIONAL SIGN: A sign meant to direct traffic or provide directional information within a parking lot.

PENNANT: A small, usually triangular or rectangular flag, or multiples thereof, individually supported or attached to each other by means of a string, rope or other material and meant to be stretched across or fastened to buildings, or between poles and/or structures.

PERGOLA: A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters, also known as an arbor or trellis.

PERGOLA SIGN: A sign attached to the cross rafters of an arbor, trellis, or pergola.

PERMANENT SIGN: A sign not specifically designated as being temporary.

PLANNING DIRECTOR: The planning & economic development director or designee.

POLE SIGN: Any sign, other than a ground sign, which is supported by a raised planter at least 18" in height, erected on one or more upright(s) supported from the ground, the height of which is greater than six feet six inches (6'6") and no higher than thirteen feet (13') above grade at the edge of the public right-of-way, and which is not part of any building or structure other than a structure erected solely for the purpose of supporting a sign (see section [11-13-10-K](#) of this chapter).

POLITICAL SIGN: A sign promoting, advertising, or identifying a political party, candidate or issue.

PORTABLE SIGN: Any sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes and not affixed to the ground or to a building or structure affixed to the ground, for example, a sandwich board.

PRIMARY FOOD/BEVERAGE BUSINESS: The primary business is such that at least fifty one percent (51%) of the establishment's square footage is dedicated to the serving of a food or beverage, such as: wine tasting rooms, coffee shops, restaurants, and other uses as is found to be of similar character as determined by the Planning Director.

PRODUCT/OPERATING INFORMATION SIGN: A sign which identifies only the product contained therein, or displays operating instructions (e.g., gasoline pumps, news racks).

PROJECTING SIGN: Any sign which projects from and is supported by a wall of a building with the display surface of the sign perpendicular to the building wall.

RAISED PLANTER: A structure which is used as the base for a ground sign and contains fresh flowers and other plants. Such planter shall be a minimum of eighteen inches (18") in height, and shall not be included in the square footage calculations for the sign.

READER BOARD: A changeable sign for a full service hotel which welcomes groups or organizations, which may be incorporated into the design of a ground sign or pole sign and is a maximum of fifteen (15) square feet additional sign area upon board of architectural review approval.

RESIDENTIAL IDENTIFICATION SIGN: A sign identifying the location of a residence.

REAL ESTATE SIGN: A temporary sign which indicates that the property is for sale, rent, or lease.

ROOF: The cover of any building, including the eaves and similar projections. Eyebrows, false roofs on storefronts, coverings on or over oriels, bay windows, canopies and horizontally projecting surfaces other than marquees shall be considered roofs.

ROOF SIGN: Any sign any part of which is on or over any portion of any roof, eave or parapet of a building or structure.

SAFETY SIGN: A sign used only for the purpose of identifying and warning of dangers such as slow, blind exit, turn off your motor, no smoking, sound horn, children playing and beware of dog.

SHOPPING CENTER: A retail commercial center outside the Village area.

SHOPPING COMPLEX: A group of retail commercial businesses within the Village area, planned, developed, managed and maintained as a unit; with or without common off street parking provided to serve all uses on the property.

SIGN: Any device and all parts thereof, including all supporting structures, and any applied or projected image, which is used: a) to advertise businesses, products, goods, services, or otherwise promote the sale of objects or identify objects for sale; b) to identify, to direct or to inform persons concerning businesses, areas, entities, services or dangers; or c) to attract attention to the premises or other signs of a particular business or entity, including, but not limited to, flares, flashing lights, color changes, flags, bunting, pennants or other moving objects.

SIGN AREA: The area of the entire sign in square feet (see section [11-13-7-3A](#) of this chapter).

SIGN STRUCTURE: Any structure which supports any sign. Sign support structures shall not be included in the calculations for sign area.

SIGN VERBIAGE: Language on signs shall serve primarily to identify the legal name of the establishment, organization, or business on which they are placed. Websites, telephone numbers, and other business specific information and/or descriptions of services/goods provided may be included, provided they comply with section [11-13-7-1A](#) of this chapter.

STREET FRONTAGE: The footage of the property that abuts an improved street or streets open to public use to which the property has access (see section [11-13-7-3B](#) of this chapter).

STREET IDENTIFICATION SIGN: A street name and/or address stamped or painted on a curb.

SYMBOL SIGN: A symbol displaying a representation of the business, activity or type of merchandise sold within the building.

TEMPORARY: A period of time not exceeding seven (7) consecutive days in one month unless otherwise specified.

TEMPORARY FESTIVAL: A short term citywide festival or celebration that recurs at regular intervals (e.g., Danish Days, Julefest, etc.).

TEMPORARY FESTIVAL DECORATION: The temporary outdoor display or decoration to celebrate a recognized citywide festival or celebration. Such decorations shall not be erected prior to thirty (30) days before the event, or remain longer than seven (7) days after the date of the event. Such decorations shall not be located in, or project into, the public right-of-way.

TEMPORARY SIGN: A sign intended to advertise community or civic projects, construction projects, real estate for sale or lease, the opening of a new business or other special events on a temporary basis.

TIME OF DAY AND/OR TEMPERATURE SIGN: A changeable copy sign which indicates only the current temperature and/or time.

TRAFFIC SAFETY SIGNS: A traffic control and directional sign or device erected by local, county or state government.

UMBRELLA SIGN: Any sign or graphic attached to, painted on, or applied to, the fabric of an umbrella (see section [11-13-10-I](#) of this chapter).

UNDER CANOPY SIGN: A sign attached to the underside of a canopy or arcade.

UTILITY SIGN: A sign erected by a public utility or common carrier to warn of dangers.

VILLAGE AREA: As defined in the board of architectural review guidelines as approved by the city council and with the zoning designation of TRC.

WALL SIGN: A sign affixed in any manner to any exterior wall of a building or structure and which is parallel to and projects not more than six inches (6") at all points from the building on which it is located.

WINDOW LETTERING: The name of the business or establishment painted directly on the inside or outside surface of a glass window pursuant to section [11-13-10-E](#) of this chapter. Only the name of the business is permitted, and is calculated into the allowable square footage maximums.

WINDOW PAINTING: A border type design painted directly on the inside or outside surface of a glass window, pursuant to section [11-13-7-1S](#) of this chapter. Requires BAR review and approval. Shall not be included into the allowable square footage maximums.

WINDOW SIGN: Any sign printed, attached, glued or otherwise affixed to or behind a window within the display area or within four feet (4'), whichever is greater, and designed to be viewed from adjoining streets, walkways, malls or parking lots available for public use. (Ord. 06-263, 11-27-2006; amd. Ord. 10-287, 6-14-2010)

ATTACHMENT D

PC RESOLUTION NO. 12-01

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLVANG,
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE
AMENDING TITLE 11, CHAPTER 13: SIGN REGULATIONS, ZONING ORDINANCE;
AND TO ACCEPT THE EXEMPTION, PURSUANT TO §15061
OF THE GUIDELINES FOR IMPLEMENTATION OF THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT.**

**THE PLANNING COMMISSION OF THE CITY OF SOLVANG HEREBY RESOLVES
AS FOLLOWS:**

WHEREAS, the Planning Commission has reviewed the proposed amendments to the City's Zoning Ordinance, Title 11, Chapter 13: Sign Regulations, and

WHEREAS, the Planning Commission has reviewed the amendments in compliance with the California Environmental Quality Act (CEQA) and has determined that the project is Exempt under the General Rule, Section 15061 of the Guidelines for the Implementation of California Environmental Quality Act, and directs staff to prepare and file a Notice of Exemption;

WHEREAS, the Planning Commission, after due research and deliberation finds that:

1. The potential environmental impacts of the proposed amendments to Title 11, Chapter 13 are insignificant.
2. The proposed amendments to Title 11, Chapter 13 are in the interest of general community welfare and economic development.
3. The proposed amendments to Title 11, Chapter 13 are consistent with the General Plan, the requirements of State Planning & Zoning Laws and the Solvang Municipal Code.
4. The proposed amendments to Title 11, Chapter 13 are consistent with good zoning and planning practices.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Solvang hereby recommends that the City Council approve the amendments to Title 11, Chapter 13: Sign Regulations, of the Zoning Ordinance of the Solvang Municipal Code, and accept the Exemption from the California Environmental Quality Act (CEQA).

On motion by Commissioner _____ and seconded by Commissioner _____, the foregoing Resolution is hereby adopted by the following roll call vote:

AYES:

NOES:

ABSTAIN:

DATE: February 6, 2012

APPROVED:

_____, Chair

APPROVED AS TO CONTENT:

Arleen T. Pelster, AICP
Planning & Economic Development Director

ATTACHMENT E



NOTICE OF EXEMPTION

To: County Clerk
County of Santa Barbara
105 East Anapamu Street
Santa Barbara, CA 93101

From: City of Solvang Planning Department
411 Second Street, Solvang, CA 93463
Phone: 805.688.4414
Fax: 805.693.1070

Project Title: Municipal Code – Title 11, Chapter 13 Zoning Ordinance Amendments

Specific Location: City-wide, City of Solvang, Santa Barbara County

Project Description: Amendments, clarifications and corrections to Title 11, Solvang Zoning Ordinance, Chapter 13, Sign Regulations.

Name of Public Agency Approving Project: City of Solvang

Name of Person or Agency Carrying Out Project: Arleen T. Pelster, Planning & Economic Development Director

Exempt Status: (Check one)

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [§15061(b,3)]

Reasons why project is exempt: Section 15061 states that CEQA only applies to “projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA.” The environmental impacts of the proposed amendments to Title 11 are insignificant. The proposed amendments are in the interest of general community welfare and economic development, and are consistent with the General Plan, requirements of State Planning & Zoning Laws, and Title 11. The proposed amendments to Title 11 are consistent with good zoning and planning practices.

Lead Agency Contact Person: 805.688.4414

Signature: _____ Date: _____